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DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

COUNTY-WIDE
COMPREHENSIVE PLAN

Prepared for

DEER LODGE COUNTY PLANNING BOARD

By

NORTHWEST PLANNERS, INC.

June, 1973

Urban Planning Grant Contract Number - CPA - MT - 08 - 00 - 0054 - 300.1

Prepared under contract for the Department of Planning and Economic Development, State of Montana, and the Deer Lodge County Planning Board

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ACKNOWLEDGEMENTS

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June 27, 1973

Mr. Glenn Kenison, Chairman
Deer Lodge County Planning Board
402 East Park
Anaconda, Montana

Dear Mr. Kenison,

We are pleased to submit to the Planning Board and citizens of Deer Lodge County the County-Wide Comprehensive Plan.

Please note that, following the Foreword, we have summarized each chapter. This will allow the reader to digest the important facts and recommendations in each chapter very quickly. If more detail is needed, the reader can then turn to the appropriate chapter.

It should be emphasized that this Plan is a tool to be used by local agencies in their efforts to promote orderly development. Thus, this report should not be viewed as an end in itself. Rather, it should be used as a starting point for more detailed planning and for implementation.

The wholehearted cooperation and assistance of county and city personnel and private citizens are appreciated. We hope that this plan will be a useful tool in your development efforts.

Yours sincerely,

NORTHWEST PLANNERS ASSOCIATED, INC.

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FOREWORD

FOREWORD

Comprehensive planning is a relatively new concept to most Montanans, who are accustomed to the "live and let live" frontier tradition. Placing any sort of controls on what a person can do with his property, especially in rural areas, is considered unwarranted interference with "property rights". Gradually, however, the desirability of planning is becoming evident and comprehensive planning is gaining acceptance.

One of the prime reasons for the acceptance of planning is the realization that planning can help to promote the orderly development of Montana's greatest resource - land. Americans, because of their frontier heritage, have a tradition of using land to its full economic potential, sometimes without consideration of other values, aesthetic and social. After all, if one piece of land became "used up" or unfit to live on, the pioneer could move on to another. Today, the pressures on land as a basic resource have become so great that we can no longer move on to greener pastures. Developable land is limited and should be carefully used for the long term benefit of society, rather than for the short term personal gain of a developer. Land use planning provides a basic legal framework within which public officials and private citizens can work towards the orderly development of land and resources.

It is important that each property owner realizes that he has the responsibility of stewardship to his land. He must be aware that his use of the land will govern its usefulness to future generations.

Land use planning and zoning can be viewed as a method of anticipating nuisances. Even the English Common Law defined nuisances and provided that they could be abated and abolished by court order. However, until a nuisance comes into being, it cannot be directly challenged in the court. Also, the burden of seeking court action falls upon the injured party, which causes hardship on those who have little money.

A land use plan is based on certain principles regarding the compatibility of given land uses. For example, a large night club with flashing neon signs is not compatible with a quiet residential neighborhood. A land use plan attempts to separate land uses which, under most circumstances, are incompatible. By providing a legal means to implement the plan, citizens are anticipating nuisances. They are insuring that their helath, safety and welfare and the value of their properties will not be adversely affected by a future incompatible land use.

Since planning and zoning are performed as an extension of the police power of a community, the individual property owner does not have to initiate a court trial to halt a nuisance. He simply takes his complaint to the appropriate review board which has the staff to investigate the matter. The expense to the property owner is minimized.

A major advantage of land use planning and zoning is that a review process and the criteria for review are established. Because the action of a developer in changing the use of his land or in subdividing his tracts affects an entire community, the community should have the power to review the developer's actions. For example, a new business may generate a great deal of traffic near a school; or a great increase in the population of a given area may overload a sewer line causing additional costs to the community if the line has to be replaced.

Through zoning and the administration of the zoning resolution, a community can review a developer's actions before he begins construction, or subdivides. Such a review is not arbitrary, however. The Board of Adjustment and other review agencies are governed by the land use plan and the requirements of the zoning resolution when they make their decision. Of primary importance is the health, safety and welfare of the residents of the community. A few people may be asked to forego personal gain for the good of the entire community.

A prime advantage of comprehensive planning is that efficiency in local government is encouraged. Coordination of efforts among many local groups is required if a plan is to be adopted and implemented. Savings to taxpayers may result.

Economic and population analyses and projections give directions to the design of community facilities. An example would be a sewer system. If there is no plan for future growth, the system could be over-designed. Given a plan for future growth the system can be designed to conform to that plan. This is true for all public improvements, ranging from streets to schools.

One way of looking at the planning process (which consists of the steps shown below) and local government policy making is that the planning process provides a framework for evaluating alternatives at successively more detailed levels of decision making.

Planning Process Steps

1. Inventory existing conditions and available resources.
2. Analyze present and developing trends.

3. Project future conditions based on alternate policy decisions that the locality can make.
4. Prepare plans of varying detail in response to policy decision made by local policy makers.
5. Implement plan
6. Revise plan or carry it to more detail in response to changes in policy.

By using the planning process at each level of decision making, community leaders will have an objective picture of the consequences of a decision to be made. They will also have a coordinated set of facts upon which to base the decision.

As an example of this interaction, consider the hypothetical case of a city faced with a proposal for a residential subdivision in a large agricultural area adjacent to town. Through the planning process, the city can determine first of all if it needs new residential developments. Then the effects of the proposed development upon the city can be analyzed and alternate policy decisions studied. Once the decision to allow or disallow the development has been made, the planning process should be used to generate alternate policy decisions about the location of schools, parks and other accessory land uses within the development. Once a school or park has been generally located, planning principles should again be used on a very specific basis in the design of the facility.

CHAPTER
SUMMARIES

CHAPTER SUMMARIES

Chapter One: Introduction

- Four study areas for detailed planning - Georgetown Lake, West Valley, Anaconda City and Opportunity - were established.

- A general philosophy governing the organization and format of this report is that comprehensive planning is not an end in itself, but rather a tool to be used by local government leaders in their efforts to promote orderly development. The intent of this report is to make it as useful a tool as possible.

Chapter Two: Population and Economics

- Marked population instability has been the rule in Deer Lodge County, with a 1960-1970 loss of 2,988 people and a net out-migration of 4,043 people.

- The 1970 Census gives the county's population as 15,652, of which 9,771 lived in Anaconda.

- The 1995 population of the county is expected to range between 17,500 and 21,600, based upon favorable economic conditions and a step-down from Bureau of the Census projections made for the state.

- Most of the growth in the county is expected to occur in the West Valley, Anaconda and Opportunity.

- Major conclusions from analyses of each component of the county's economy are:

  1. Agriculture

     Employment is expected to be relatively stable.

2. Manufacturing

Construction employment will see sharp increases within the next few years followed by a decline as major projects are completed. Manufacturing and mining employment will show increases followed by a slow decline due to mechanization.

3. Utilities

Employment will show moderate increases due to increased ore freight tonnage, and increased utility demand.

4. Trade

Employment will increase in response to economic stability, construction impact and tourist travel.

5. Services

Employment increases will be largely in response to projected population increases brought about by increased employment in the other components.

- While retail trade business has improved greatly since the mid-1960's, aggressive marketing and improvements to the central business district could improve the county's capture of retail trade dollars.

Chapter Three: Community Facilities

- Enrollment projections indicate the need for a senior high for about 1,100 students, a junior high for about 1,200 and a total elementary capacity of 2,200 pupils.

- In addition to the improvements, additions and rentals comtemplated by the School Board, there may be a need for a new elementary school on the northeast side of town.

- The Community Hospital of Anaconda is fully accredited and provides a high level of health care service.

- There is a projected need of two hundred long term care, boarding home, and personal care beds in the four county Butte Intermediate health care area.

- Both the Hearst Free Library and the Copper Village Arts Museum are well located and provide adequate levels of service.

- Recommendations for government facilities include:
    1. Construct or purchase a joint facility for city and county administrative offices.
    2. Construct a new central fire station.
    3. Keep the County Courthouse and jail, with renovation or remodeling, if necessary.
    4. Raze existing City Hall.
    5. Relocate city police and all related law enforcement personnel to a central law enforcement center.
    6. Expand and modernize city shops on the existing site.
    7. Expand and modernize county shops on the existing site.

- Because of the intense recreation pressure at Georgetown Lake, the 1973 State-Wide Recreation Plan recommends no additional public facilities in the area.

- The fire hall park in the West Valley study area should be developed to provide playground equipment for young children, picnic areas, and miscellaneous sports equipment.

- Anaconda City is generally well served by parks, playgrounds, and playfields, except for a densely occupied area in the center of the city.

- A new swimming pool would be desirable.

Chapter Four: Thoroughfares

- The Deer Lodge County Major Rural Thoroughfare System is made up of 98.1 miles of paved roadways. The system has been broken into the following classifications:

Freeway	18.4 miles	Collector	12.6 miles
Arterial	67.1 miles	Total	98.1 miles

- The following numbered routes make up the system:

U.S. 10-A	FAP 46	FAS 273
I - 90	FAP 47	FAS 274

- The highest traffic volume in the county is 7,300 vehicles per day on Park Avenue between Cedar and Main Streets.

- The highest traffic volume on a rural section is 5,030 vehicles per day on U.S. 10-A just east of the Anaconda city limits.

- A projected volume of 16,600 vehicles per day is expected on Park Avenue by 1990. The present capacity is calculated to be 11,000 vehicles per day.

- 1990 volumes on all sections of the rural system are less than the capacity.

- During the three year period from 1969 to 1971 there were 33 property damage, 40 injury and 2 fatal accidents in Deer Lodge County.

- Three persons were killed and 84 injured in these accidents.

- Property damage was estimated at $14,520 and economic loss at $430,920.

- The five highest accident locations are located on U.S. 10-A.

- Seventy percent of these accidents occurred on Friday, Saturday or Sunday.

- The following improvements are recommended for the Major Rural Thoroughfare System:

    1. Upgrade U.S. 10-A in the West Valley area by either constructing a frontage road or widening to provide turn bays, shoulder widening and a pedestrian way.

    2. Complete I-90 from Stewart Street underpass to the Deer Lodge County line. This is scheduled for 1976.

    3. Reconstruct FAS 274 from U.S. 10-A to FAP 46.

    4. Control animal crossing of U.S. 10-A in the vicinity of FAS 274.

    5. Install lighting at the intersection of U.S. 10-A and FAP 47.

6. Adopt a county access control policy.

7. Establish a road improvement priority rating system in the county.

- The following improvements are recommended for the Major Urban Thoroughfare System:

  1. Reconstruct Third and Fourth Streets from Elm Street to Ash Street.

  2. Reconstruct Elm Street from Commercial Avenue to Seventh Street.

  3. Reconstruct Seventh Street from Elm Street to Ash Street.

  4. Reconstruct Ash Street from Seventh Street to Commercial Street.

  5. Reconstruct Hickory Street from Commercial Avenue to Seventh Street.

  6. Reconstruct Cedar Street from Seventh Street to Commercial Avenue.

  7. Construct a truck bypass around the City of Anaconda. Beginning at Green Street, near the west Anaconda city limits and generally following existing streets north of the B A & P Railroad tracks, this route would connect with U.S. 10-A east of town north of the Anaconda Company smelter.

Chapter Five: Utilities

- Concentration and clustering of future development to make small water and sewer systems feasible should be encouraged in the Georgetown Lake area.

- A sewage collection system for the West Valley area should be built as soon as possible, with the West Valley allowed to hook onto Anaconda's Fourth Street trunk sewer.

- Infiltration into the city's sewer system is a serious problem in areas of the city. The present television inspection and repair program should be continued.

- The city's open ditches to the Anaconda Company ponds should be replaced, eventually, by pipes.

- Some consideration should be given to the final use of the landfill area and drainage structures necessary to prevent potential pollution of Warm Springs Creek.

- The Refuse Disposal District may want to reconsider its decision not to initiate a district wide collection system.

Chapter Six: Housing

- An adequate supply of standard housing is important to the economic life of a community as well as the health and social well being of area residents.

- Between 1960 and 1970, there was a net loss of over 600 housing units in the county. Of the 5,150 total units in 1970, 5,010 were intended for year round occupancy, but 429 of these were vacant.

- The number of persons per household decreased from 3.29 in 1960 to 3.01 in 1970.

- Ten percent of the county's 1970 population was in group quarters.
- Based upon 1972 field surveys and other data, it is estimated that there were 3,730 housing units in the city and 1,550 in the rural county in December, 1972.
- Of the 1,462 residential structures in the rural county, 37% were deteriorating or substandard. Mobile homes were 16.6% of the total.
- A good proportion of the elderly people in the county are in the Galen and Warm Springs State Hospitals.
- Only 19.1% of the household heads in 1970 were less than 35 years old and 21.5% were older than 65.
- Income level comparisons show that the county has relatively fewer low income families than the state, more moderate and middle income families and fewer high income families.
- Housing programs must be developed to provide for:
    1. The needs of newly formed households in the county during the planning period.
    2. The replacement of units considered substandard at the beginning of the planning period.
    3. The replacement of units which will probably become substandard or which will be lost during the planning period.
    4. The needs of specific age and income groups.

- Considering only the 1995 total units needed (6,240) and comparing it with the existing housing supply, Deer Lodge County will need 960 units of additional standard housing to serve the predicted population increase and 1,035 units to replace housing that cannot be rehabilitated. In addition, almost 2,360 units will need rehabilitation to bring them up to code standards. Almost 86 units per year of new and replacement housing and 103 rehabilitated units per year would be required to put all the 1995 population into standard housing units.

- Judicious use of whatever federal funds become available for housing and a formal housing development organization are recommended.

Chapter Seven: Land Use

- Section 7.3 contains land use plan recommendations for each study area.

- Planning activities in the future should be centered on providing more detailed land capability information.

Chapter Eight: Implementation

- Essential tools for implementation of the County-Wide Plan are:
    1. Coordination and cooperation among all local groups.
    2. A joint city-county capital improvements program.
    3. Subdivision Regulations.
    4. County Zoning Resolution.

- Step by step procedures for adoption of the plan and zoning resolution are given, as are procedures for administration of the zoning resolution.

chapter 1

INTRODUCTION

CHAPTER ONE

INTRODUCTION

Section 1.1: GOALS AND OBJECTIVES

To guide the county-wide planning effort, the Deer Lodge County Planning Board has adopted the following set of goals and objectives, recognizing that other local agencies will be responsible for many of them.

LAND USE

General: To preserve the natural beauty and recreational qualities of Deer Lodge County while allocating sufficient land for future needs of industrial and commercial uses, for community facilities and for residential use.

Specific:

1. To preserve existing land uses where they are compatible with future needs.
2. To change existing land uses when they are incompatible with the best use of the land in terms of ecologic, engineering, economic and planning principles.
3. To reserve land for residential development that will alleviate the County's housing shortage.
4. To develop a county-wide zoning ordinance and subdivision regulations to implement the land use plan.
5. To provide for orderly and coordinated development around Georgetown Lake and to insure that its basic recreational value to all County residents is not impaired.

HOUSING

General: To provide safe, decent housing units for all County residents at rents or prices commensurate with their incomes.

Specific:

1. To provide both new and rehabilitated housing in sufficient quantity and of adequate quality to attract non-resident workers to Deer Lodge County;
2. To provide a variety of housing types to meet the needs of specific family, age and income groups;
3. To provide housing that is reasonably convenient to places of employment, community facilities, and retail trade centers;
4. To encourage planned housing developments which can be served by water and sewer systems and other utilities; and
5. To bring existing deteriorating and substandard housing units in the County up to building code standards and to insure that new residential construction meets code requirements.

ECONOMIC

General: To diversify the County's economy by balancing the primary heavy industrial base with light industrial and non-industrial activities.

Specific:

1. To encourage and assist compatible recreation-oriented developments.
2. To assist local development agencies in their efforts to attract new employment sources into the area.
3. To cooperate fully with Forest Service personnel in developing joint land use management proposals.

4. To provide a high level of local retail business service and to work toward capturing retail trade dollars that are presently leaving the County.

TRANSPORTATION

General: To provide Deer Lodge County residents and tourists with safe, efficient ground transportation, and to provide adequate highway and rail freight service.

Specific:

1. To bring all primary, secondary and county roads in the county up to accepted standards of safety and convenience of traffic flow.
2. To maintain adequate freight service between Anaconda and other cities in Montana and out of state.

UTILITIES

General: To provide adequate water, sewer and solid waste disposal systems for as many county residents as possible.

Specific:

1. To provide areas of population concentration (notably Anaconda, Opportunity, and West Valley) with efficient central water and sewer systems.
2. To encourage developers and subdividers to provide central water and sewer systems when large tracts are subdivided.
3. To provide a solid waste collection and disposal system that is operated and maintained in accordance with Montana Department of Health recommendations.

PARKS AND RECREATION

General: To provide for diversified recrational activities in a coordinated county-wide recreation plan.

Specific:

1. To preserve existing open spaces, green belts and parks where compatible with other provisions of the county land use plan.
2. To coordinate efforts by state, local and federal agencies, and by private developers to provide recreation facilities for county residents and to attract tourists.

EDUCATION

General: To provide county residents with the best possible educational opportunities at the elementary, secondary, vocational and adult education levels.

Specific:

1. Upgrade school sites to recommended Montana standards of size, access, traffic safety, and other factors affecting the learning experience and the physical safety of school children.
2. Reserve land in developing areas for school sites.

HEALTH

General: To provide all county residents with access to medical services and facilities.

Specific:

1. Improve medical services in Anaconda so that residents will not go out of the county for these services.

2. Coordinate with the Community Hospital of Anaconda in developing a specific county-wide health plan.
3. Establish and operate an adequate Health Department for the entire county.

Section 1.2: PLANNING AREAS

Separate planning analysis zones were established for Georgetown Lake, West Valley, Anaconda City and Opportunity. These areas are shown on Figure I-1. The rest of the County is divided into north and south portions along the line between Townships 3N and 4N.

Boundaries of the study areas were selected using three main criteria:

1. convenience in mapping and tabulations;
2. existing boundaries (i.e. city limits); and
3. probable extent of development within areas.

Tabulations of structural condition, land use and other data are given for each of the planning areas and for the north and south rural areas.

Section 1.3: REPORT ORGANIZATION

A general philosophy governing the organization and format of this report is that comprehensive planning is not an end in itself, but rather is a tool to be used by local government leaders in their efforts to promote orderly development. The intent of the report is to make it as useful a tool as possible.

Recognition of the several levels of interest in the planning program is essential. These levels of interest range from the civic leader or citizen who wants the main points and recommendations very quickly, without having to read a lengthy report, to the Planning Director, who is faced with implementing the plan and may need extensive background data and methodology.

Chapters in this book are organized, where appropriate, into four divisions - concepts, inventory, analysis and plan. Chapter summaries, or very condensed versions of the main ideas and recommendations contained in the chapters, are given at the beginning of this report. General information on planning concepts is provided where needed. Data contained in the inventory and analysis sections of the chapters is perhaps more detailed than normally required for a report of this nature. This will make this report the source of basic data and the logical starting point for any needed revisions.

Section 1.4: GENERAL PLANNING GUIDELINES

The land use plan for Deer Lodge County has been formulated to provide for the compatibility of various land uses. Some general planning guidelines have been followed in developing the plan. They are listed for each type of land use.

Residential Areas

Residential areas should be buffered from noise, smoke, heavy traffic and incompatible land uses. Streets serving the residential areas should function as local access facilities with a minimum of through traffic. Schools and parks should be conveniently located within the area minimizing the crossing of major arterials by children using these facilities.

The density of use or number of families per acre and the coverage and location of buildings should be regulated to provide open space within the area.

Schools

School sites should be planned in relation to existing and future pupil population. School sites should blend into adjacent uses such as green belts and

Georgetown Lak

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DEER LODGE COUNTY

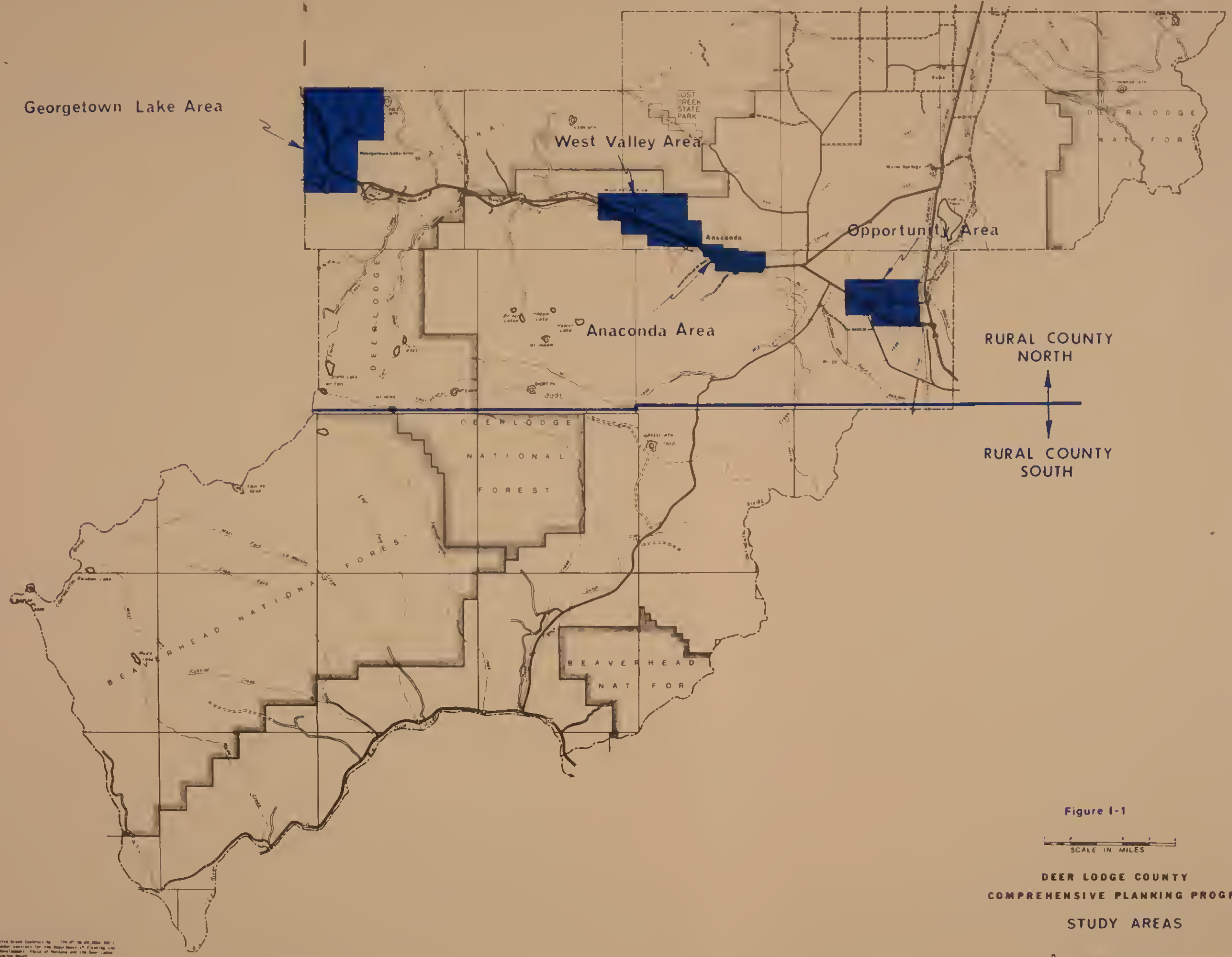


Figure I-1

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

STUDY AREAS

NORTHWEST PLANNERS
HELENA MONTANA

[illegible]

parks and should not be subject to extensive noise and traffic. Elementary schools should be located near the center of the neighborhood which they serve. A prime consideration in the location of an elementary school is that small children should not have to cross freeways or arterials to and from school.

Public Buildings

Public buildings, such as city halls, courthouses, fire stations and hospitals, should be centrally located and readily accessible. Where possible, they should be situated to improve the community's image and act as a buffer between commercial and residential uses.

Recreation

Recreation uses should be planned to provide facilities for both active and passive recreation. Parks, playgrounds, playfields and private recreation sites should be adequate in size and distributed evenly throughout the community.

Commercial Areas

Commercial activities should be concentrated into areas easily accessible from arterial and collector streets. For the convenience of customers, businesses should be centrally located with several concerns sharing off-street parking facilities. Commercial uses should not be allowed to locate in strictly residential areas served only by local access streets. Small, family-run businesses on residential property should be required to meet restrictions on the type of business, signs, noise and other factors which may be a nuisance to adjacent property owners.

Industrial Areas

Industrial areas should be located where there is good access to railroad lines and major thoroughfares. Heavy industries should have water, power and waste disposal facilities readily available. Locations for industrial uses should be such that odors, noise, traffic and smoke generated by industrial uses is not a nuisance to other uses.

Thoroughfares

Streets should be classified by their function as arterials, collectors or local access, and the design and reconstruction of a street should be in accordance with its function.

Agricultural Areas

Prime agricultural lands should be protected from urban sprawl and "leapfrog" development. More compact development in areas already served by utilities should be encouraged to protect the agricultural land resource.

chapter 2

POPULATION and ECONOMICS

CHAPTER TWO

POPULATION AND ECONOMICS

Section 2.1: POPULATION

2.1.01: General

Deer Lodge County has undergone dramatic fluctuations in population since 1917, when its boundaries were finalized, as shown in Figure II-4. From almost 13,000 people in 1910, the population grew to over 16,000 by 1930, but declined during the depression years to 13,600 in 1940. World War Two and the post-war boom increased the county's population to about 16,700 in 1950 and 18,600 in 1960. From 1960 to 1970, the county's population dropped by 3,000 people to 15,650.

This instability of population is linked to the essentially one-industry economy of the county. As noted in the Economics section of this chapter, the county's economy is becoming more stable, and the prospects for growth are excellent.

Strong development efforts and aggressive use of the planning tools available will allow the county to guide this growth. Population projections given in this report reflect measurable current trends in both total population growth and distribution throughout the county. Where compatible with existing land uses, the capability of the land and the stated opinions of residents, the trends and distributions have been provided for in the plans developed. Where population growth is incompatible with these three items, it is discouraged in the plan.

2.1.02: Characteristics and Distribution of the County Population

Important population characteristics include:

1. Distribution within the county;

2. Groupings by age and sex;

3. Groupings by family income brackets; and

4. Household population.

Items 1 and 2 are covered in this subsection. Items 3 and 4 relate directly to housing needs and are discussed in Subsection 6.3.04.

Table II-A, below, and Figures II-1 and II-2 show the distribution of population in the county and in the City of Anaconda as determined by the 1970 Census. Also shown on Figures II-1 and II-2 are population figures from 1972 Northwest Planners surveys and 1971 Urban Renewal surveys.

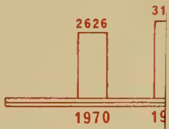
TABLE II-A

DEER LODGE COUNTY

POPULATION DISTRIBUTION AND CHARACTERISTICS

			County Census Divisions		
		County	Deer Lodge Valley	West Valley	Anaconda
1970 Population		15,652	3,255	2,626	9,771
	Percent of County		20.8	16.8	62.4
1960 Population		18,640	4,163	2,423	12,054
	Percent of County		22.3	13.0	64.7
1960 - 1970 Percent Change		-16.0	-21.8	+8.4	-18.9
Males		7,918	1,758	1,462	4,698
Females		7,734	1,497	1,164	5,073
Race	White	15,244	3,091	2,540	9,613
	Negro	106	10	59	37
	Other	302	154	27	121
Age	Median	32.9	45.2	20.4	31.8
	Percent less than 19	33.9	21.1	44.4	35.4
	Percent over 65	12.0	16.9	4.2	12.4
In Group Quarters		1,852	1,543	216	93
Number of Households		4,581	536	666	3,379
Population in Households		13,800	1,712	2,410	9,678
People per Household		3.01	3.19	3.62	2.86

Source: 1970 Census



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3. Groupings by family income brackets; and

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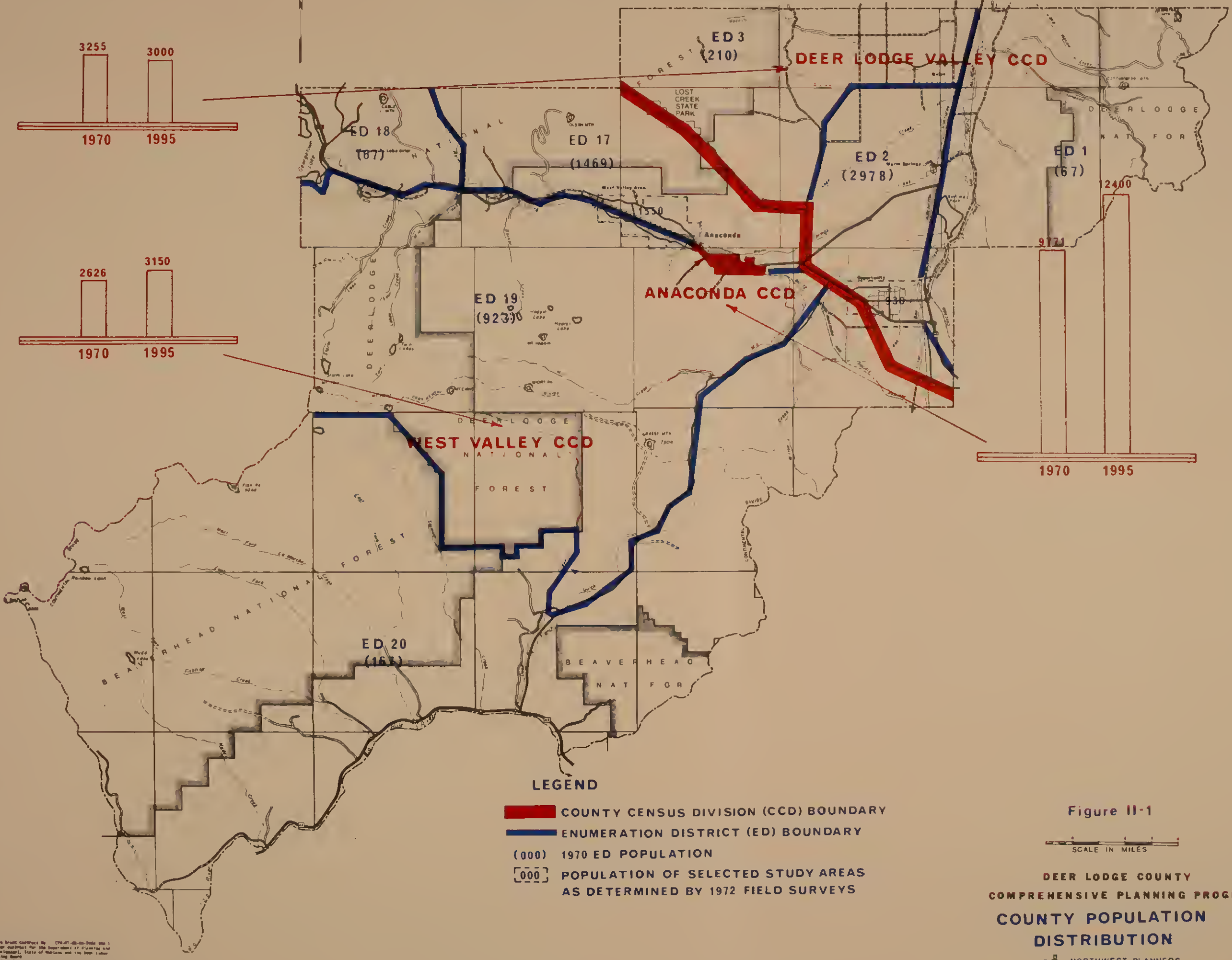
DEER LODGE COUNTY



LEGEND

🟥 COUNTY CENSUS DIVISION (CCD) BOUNDARY
🟦 ENUMERATION DISTRICT (ED) BOUNDARY
(000) 1970 ED POPULATION
[000] POPULATION OF SELECTED STUDY AREAS AS DETERMINED BY 1972 FIELD SURVEYS

Figure II-1

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

COUNTY POPULATION DISTRIBUTION

NORTHWEST PLANNERS
HELENA, MONTANA

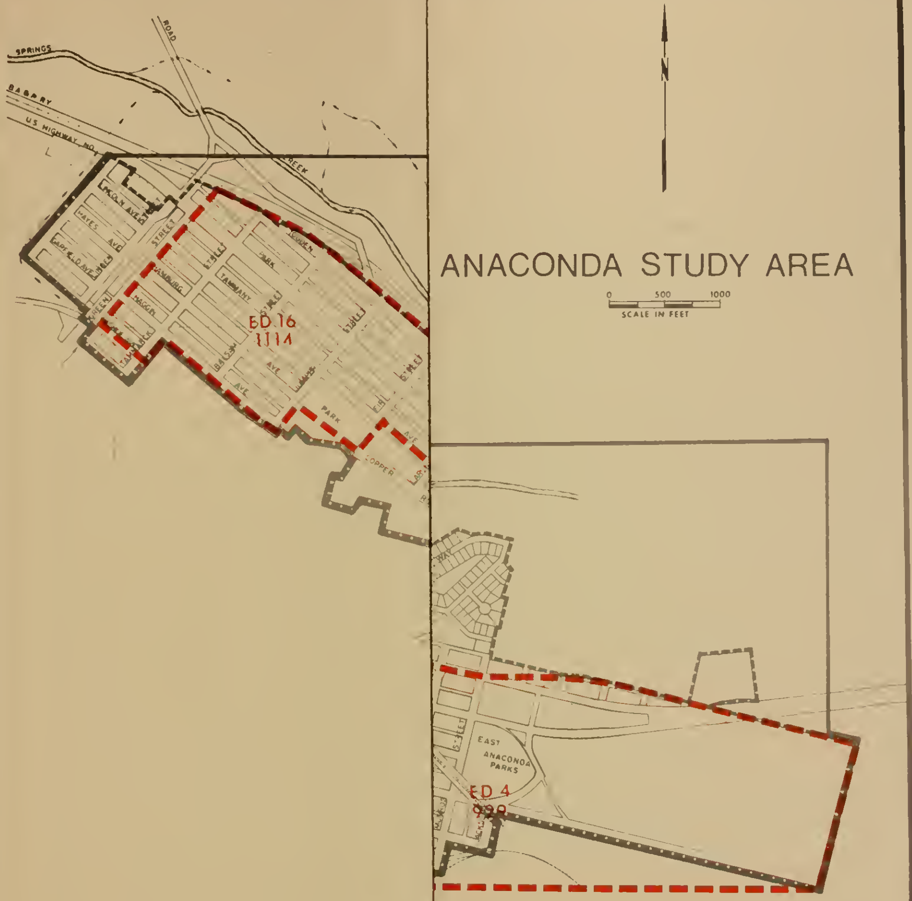


Figure II-2

DEER LODGE COUNTY
OMPREHENSIVE PLANNING PROGRAM

POPULATION DISTRIBUTION

NORTHWEST PLANNERS
HELENA, MONTANA

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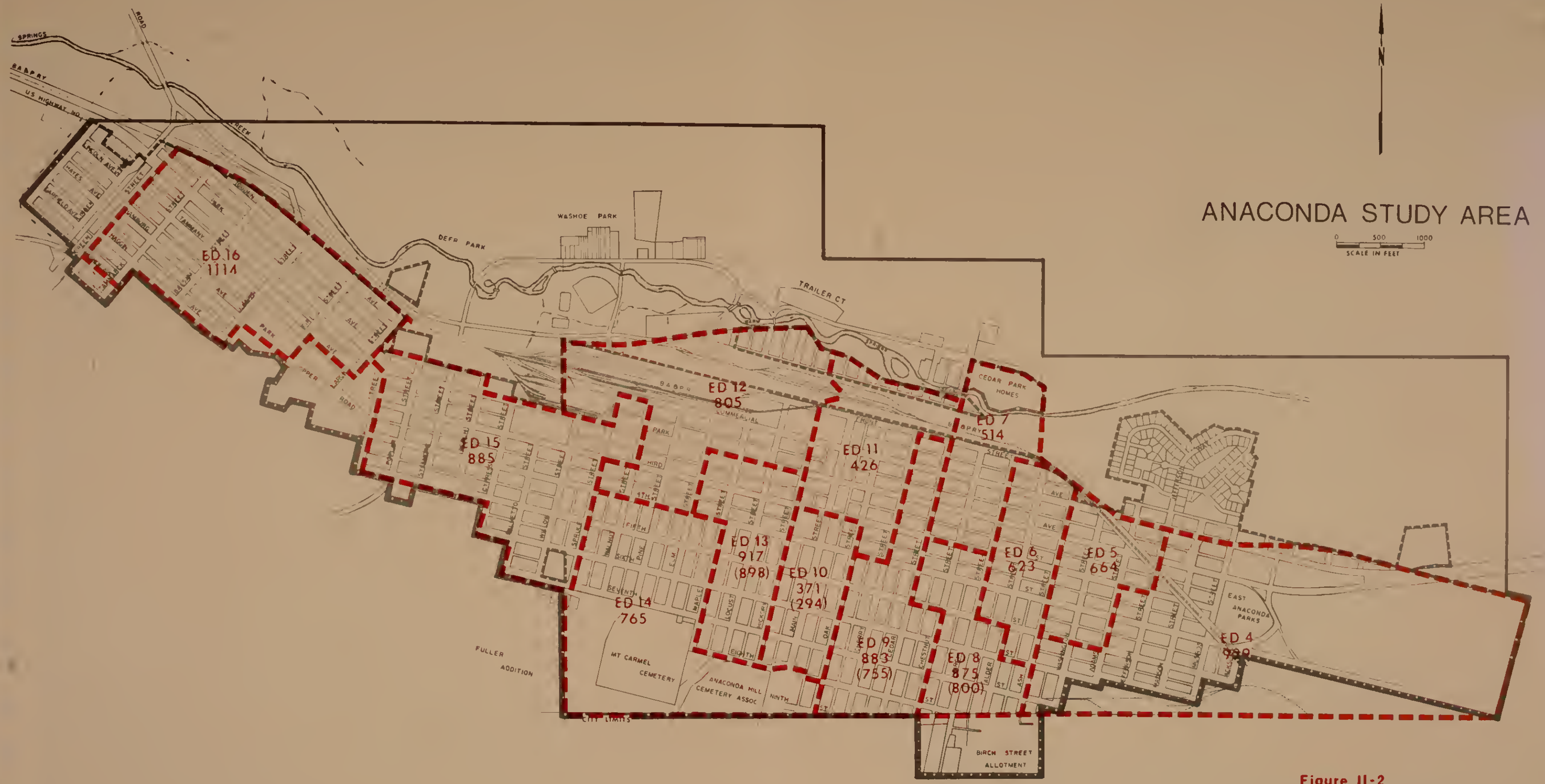

ANACONDA STUDY AREA

Figure II-2

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

POPULATION DISTRIBUTION

LEGEND

- ▬ STUDY AREA BOUNDARY
- ---- CITY LIMITS
- ▬ ▬ ENUMERATION DISTRICT BOUNDARY
- 999 1970 CENSUS POPULATION
- (999) 1971 POPULATION FROM URBAN RENEWAL SURVEYS

NORTHWEST PLANNERS
HELENA, MONTANA

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Using Figure II-1 and the Existing Land Use map (Chapter Seven), it is interesting to note that almost 84% of the county's population lives in a relatively narrow corridor along U.S. Highway 10-A, extending from Opportunity to Georgetown Lake. Outside of this corridor, concentrations are found at Warm Springs, Galen, Lost Creek, and the Georgetown - Southern Cross area.

Changes in relative distribution from 1960 to 1970 are available only at the County Census Division (CCD) level. The Anaconda City CCD showed an absolute loss of 2,283 people. Its share of the county's population dropped only 2.3 percentage points, from 64.7% to 62.4%. Almost half of the 900 people lost between 1960 and 1970 in Deer Lodge Valley CCD were inmates of Warm Springs State Hospital.

Officially, Deer Lodge County had 15,652 people within its borders in 1970. Of these, 7,918, or 50.6%, were males and 7,734 were females. In 1960, males made up 51.4% of the population. Table II-B (on the following page) gives detailed age-sex data from the 1970 Census, and comparisons to Montana data.

In all but the over 65 age group, men out-number women. However, the differences are slight, except for the 14 to 18 age group. Comparing the total percentages with the state percentages for the various age groups, it is evident that Deer Lodge County has an older population relative to the state. The median age for the county is 32.9 compared to 27.1 for the state. The total percentage of wage earners (19-65) is 52.2%, slightly above the state's 51.7%. However, the county has relatively fewer people under 18 (35.8%) than the state (38.4%). These figures have a bearing on the types of housing needed as well as the needs for community services. About 37% of those over 65 are in group quarters, including the Warm Springs and Galen Hospitals.

TABLE II-B

DEER LODGE COUNTY

AGE - SEX DATA - 1970

Group	Male		Female		Total		State
	Number	%	Number	%	Number	%	%
0-5	733	4.6	681	4.4	1,414	9.0	10.1
6-13	1,234	7.9	1,219	7.8	2,453	15.7	17.6
14-18	966	6.2	773	4.9	1,739	11.1	10.7
19-34	1,263	8.1	1,241	7.9	2,504	16.0	20.6
35-64	2,865	18.3	2,800	17.9	5,665	36.2	31.1
65+	857	5.5	1,020	6.5	1,877	12.0	9.9
Totals	7,918	50.6	7,734	49.4	15,652	100.0	100.0

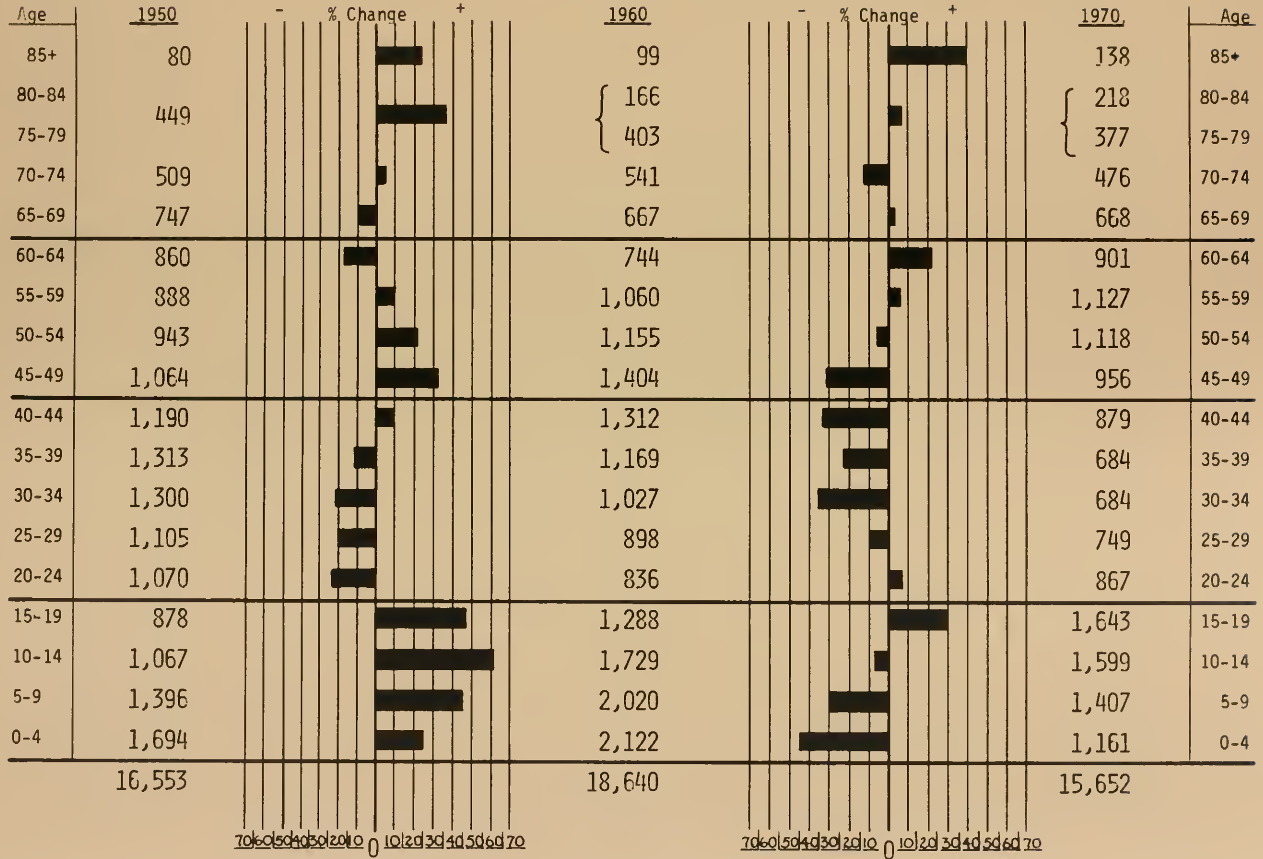
Source: 1970 Census

2.1.03: Trends and Projections

Table II-B shows the 1970 age composition of the population. To make population estimates, it is necessary to see what trends are developing. Figure II-3 shows changes in the various age groups between 1950 and 1970. The increase of 2087 persons between 1950 and 1960 appears to have been caused by older workers with older families moving into the county. The biggest gains occurred in the 40 to 59 group and the 5 to 19 group. Younger families showed consistent losses. During the period from 1960 to 1970, a loss of job opportunities occurred. The children of these older workers left the county, taking their young families with them. This is evident in the large decreases shown in the younger age groups.

During the next decade there will be a large proportionate increase in the number of retired persons, placing a larger burden upon facilities for the elderly

FIGURE II-3
DEER LODGE COUNTY
AGE GROUPS TRENDS 1950-1970



Age	1950	1960	1970	Age
85+	80	99	138	85+
80-84	449	166	218	80-84
75-79		403	377	75-79
70-74	509	541	476	70-74
65-69	747	667	668	65-69
60-64	860	744	901	60-64
55-59	888	1,060	1,127	55-59
50-54	943	1,155	1,118	50-54
45-49	1,064	1,404	956	45-49
40-44	1,190	1,312	879	40-44
35-39	1,313	1,169	684	35-39
30-34	1,300	1,027	684	30-34
25-29	1,105	898	749	25-29
20-24	1,070	836	867	20-24
15-19	878	1,288	1,643	15-19
10-14	1,067	1,729	1,599	10-14
5-9	1,396	2,020	1,407	5-9
0-4	1,694	2,122	1,161	0-4
	16,553	18,640	15,652	

and increasing the taxload on the remaining wage earners. This will be especially true if the present loss of people in the 20 to 45 year old age bracket continues. With the additional job opportunities provided by the Arbiter Plant and housing suited to their needs, more young workers should stay in the County.

Figure II-3 shows the specific age groups which lost or gained members from 1950 to 1970. For the whole County, there was a net out-migration during both decades, as computed below:

1950 Population = 16,653 (actual)
Births 1950 - 1960 4,490
Deaths 1950 - 1960 -1,806
Net natural increase 2,684

1960 Population if no net migration = 16,653 + 2,684 = 19,337

1960 Population = 18,640 (actual)
Net out-migration, 1950 - 1960 = 697

Births 1960 - 1970 2,763
Deaths 1960 - 1970 -1,708
Net natural increase 1,055

1970 Population if no net migration = 18,640 + 1,055 = 19,695

1970 Population = 15,652 (actual)
Net out-migration, 1960 - 1970 = 4,043

Because the net migration computations show such dramatic net losses and because these losses have taken place in the critical age groups, it would seem unrealistic to predict growth, even for the latter portion of the planning period, based on census data. However, Figure II-7 suggests that the 1960 Census was taken during the middle of the county's descent to the economic bottom, and that the 1970 Census was taken in the middle, or at least below the peak, of its recovery. All current economic signs point to a more stable economy in years to come.

An accepted method of population projection for a small area is the step-down, or ratio, method. Population estimates for the small area are made in proportion to estimates made for larger areas by the Census Bureau and other agencies with access to sophisticated forecasting techniques. These projections should be viewed as long range estimates of the total number of residents, based on regional trends. The major portion of the growth expected may occur within the next decade.

Montana Projections

Population estimates for Montana using 1970 Census data have been made by the Census Bureau.[1] The Bureau's projections consider two fertility rates and three migration patterns. To assist in the selection of one of the Census Bureau's projections, the Montana Economic Study's[2] estimates were considered. Table II-C summarizes the State projections.

---

[1] Population Estimates and Projections, Series P-25, #477, U. S. Census Bureau, March, 1972.

[2] Montana Economic Study, Bureau of Business and Economic Research, Missoula, June, 1970.

TABLE II-C

MONTANA POPULATION PROJECTIONS (in thousands)

Year	I-C	III-C	I-E	III-E	IV-C	IV-E	BBER
1960	675	675	675	675	675	675	675
1970	694	694	694	694	694	694	694
1980	741	803	721	780	800	777	725
1990	816	943	757	873	937	867	n.a.

Source: U.S. Census Bureau

Montana Economic Study

Notes: Series C - Completed Cohort Fertility Rate (CCFR) = 2.78 children/woman.

Series E - CCFR = 2.11 children/woman.

Series I - Assumes continuation of 1960-1970 gross migration trends and immigration from abroad.

Series III - Assumes no net internal migration among states and immigration.

Series IV - Assumes no internal migration and no immigration.

Projections I-E was chosen as the basis for the Deer Lodge County step-down for two reasons. First, the lower fertility rate and migration characteristics of Projection I-E are more realistic in light of lower birth rate trends and economic conditions in the State. Secondly, the estimate for 1980 by the Bureau of Business and Economic Research (BBER) is reasonably close to the 1980 estimate of I-E.

Region IV and Deer Lodge County

As part of the Montana Economic Study, the BBER broke the State into regions and then analyzed each of those regions for economic potential. Deer Lodge County is in Region IV, along with Silver Bow, Beaverhead, Madison, Gallaton, Park, Broad-water, Jefferson, Powell, and Lewis and Clark Counties. In 1970, the combined population of these ten counties was 162,241, or about 23.4% of the State's total. Population projections for Region VI and the county are shown in Table II-D and Figure II-4.

TABLE II-D

DEER LODGE COUNTY

POPULATION PROJECTIONS

	Year	State	Region IV as % of State	Region IV	County as % of Region IV	County
	1950	591,000	25.27	149,322	11.15	16,653
	1960	674,700	23.54	158,821	11.74	18,640
	1970	694,400	23.36	162,241	9.65	15,652
	1975	706,000	23.49	165,840	9.72	16,120
	1980	721,000	23.62	170,300	9.79	16,670
Middle	(1980)	(BBER=725,000)		(BBER=174,700)		(RERC=16,600)
	1985	739,000	23.75	175,510	9.86	17,300
	1990	757,000	23.88	180,770	9.93	17,950
Low	1995	---	23.36	181,040	9.65	17,470
Middle	1995	775,000	24.00	186,000	10.00	18,600
High	1995	---	24.40	189,100	11.44	21,630

BBER - Bureau of Business and Economic Research estimate

RERC - Real Estate Research Corporation estimate

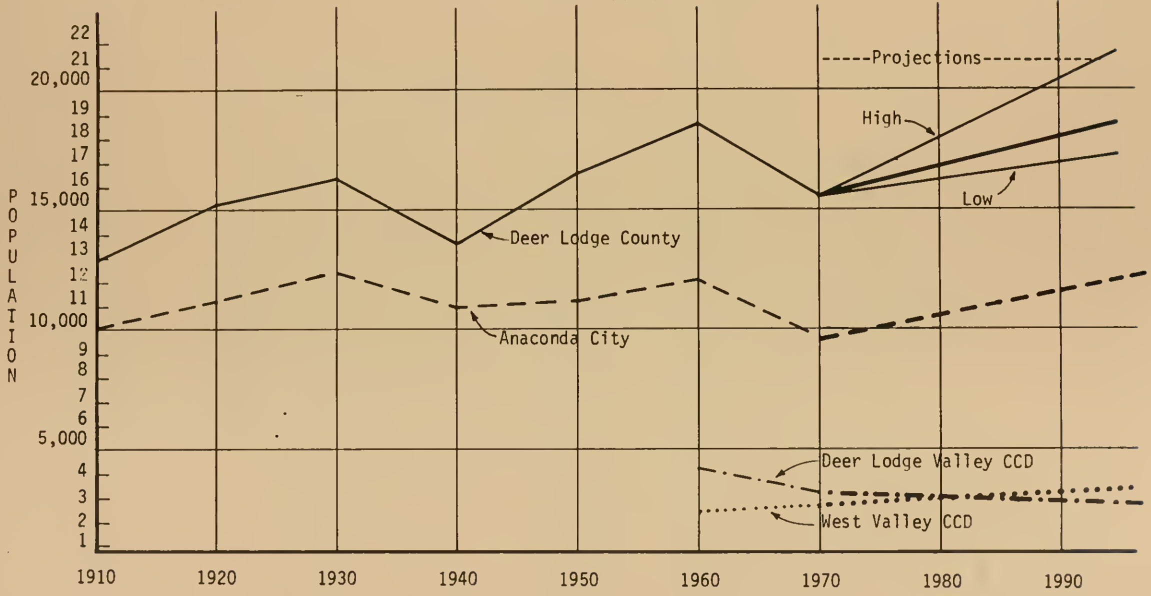
Source: Northwest Planners

U. S. Census Bureau

FIGURE II-4

DEER LODGE COUNTY

POPULATION PROJECTIONS



Three projections of the county's 1995 population were made. The high projection assumes that the county and region may be able to increase their respective shares of the state population to a level roughly equal to the average of the 1950 and 1960 levels. This projection gives a 1995 population of 23,160. In view of the decreases from 1950 to 1970 in the percentages of both Region IV and the county, it is unlikely, barring any large new industries, that the region will increase its percentages of the state total to the level used in this particular projection.

The low projection assumes that the 1995 percentages will be the same as the 1970 percentages, giving a 1995 estimate of 17,470. This is also unlikely, since new developments in the Region and county indicate a relative increase over other areas of the state.

Accordingly, a middle estimate, based upon relative increases in both percentages, was made. The 1995 or long range projection from this estimate is 18,600.

2.1.04: Distribution of Projected Population

Besides projecting the total population of the county, it is necessary to know how the population may be distributed in the future. Table II-E and Figure II-1 show the 1960 and 1970 distributions by County Census Divisions (CCD) as well as projected distributions for the CCD's. Projections for 1975 and beyond are based upon a step-down from the county figures.

TABLE II-E

POPULATION PROJECTION BY COUNTY CENSUS DIVISIONS

Year	Deer Lodge County	West Valley	Anaconda	Deer Lodge Valley
1960	18,640	2,423 (13.0)**	12,054 (64.7)	4,163* (22.3)
1970	15,652	2,626 (16.8)	9,771 (62.4)	3,255* (20.8)
1975	16,160	2,750	10,370	3,000
1980	16,670	2,850	10,820	3,000
1985	17,300	2,950	11,350	3,000
1990	17,950	3,050	11,900	3,000
1995	18,600	3,150 (16.9)	12,450 (67.0)	3,000 (16.1)

* Includes patients at Galen and Warm Springs Hospitals

Net decrease of 342 patients, 1960 - 1970.

** Figures in parentheses are percentages of County population.

Sources: U.S. Census Bureau

Northwest Planners

2.1.05: Comparisons with Other Counties

Deer Lodge County is one of 42 counties in Montana that lost population between 1960 and 1970. Comparing the eight counties of southwestern Montana, three gained population, and five lost population, as shown in Table II-F.

A loss of 16.0% in Deer Lodge County population corresponds to a general loss of about 4% for southwest Montana. Losses in Deer Lodge and Silver Bow Counties are due to a general decline in mining and manufacturing employment.

TABLE II-F

SOUTHWESTERN MONTANA POPULATION CHANGES

	1960 Population	1970 Population	1960-1970 % Change	1970 Pop. Density (people/ sq. mi.)	Net[1] Migration	Net Migration as % of 1960 Pop.
Beaverhead	7,194	8,187	+13.8	1.5	+ 476	+ 6.6
Deer Lodge	18,640	15,652	-16.0	21.1	- 4,083	-21.9
Granite	3,014	2,737	- 9.2	1.6	- 458	-15.2
Jefferson	4,297	5,238	+21.9	3.2	+ 760	+17.7
Madison	5,211	5,014	- 3.8	1.4	- 225	- 4.3
Powell	7,002	6,660	- 4.9	2.8	- 938	-13.4
Ravalli	12,341	14,409	+16.8	6.0	+ 1,627	+13.2
Silver Bow	46,454	41,981	- 9.6	58.6	- 7,770	-16.7
Total S.W. Montana:	104,153	99,878	- 4.1	5.3	-10,611	-10.2
Total State:	674,720	694,345	+ 2.9	4.7	-58,153	- 8.6

[1] + = net in-migration; - = net out-migration.

Source: 1970 Census

Decreases in Granite, Madison, and Powell Counties can be attributed to losses of employment in agriculture and the timber industries. The increases in Ravalli and Jefferson Counties are likely due to their proximity to Missoula and Helena. Developments housing commuters to both cities are springing up in the northern part of each county. The increases in Beaverhead County population is somewhat of an enigma. Decreasing agricultural employment should have led to population losses. Expansion of Western Montana College and Dillon appear to be the key factors in the increases for Beaverhead County.

The rate of net out-migration between 1960 and 1970 in Deer Lodge County (21.9%) was more than twice that of the whole southwest Montana area.

Section 2.2: ECONOMICS

2.2.01: General

This section analyzes components of the county's economy and projects future economic growth. A secondary purpose is to provide a source of economic data for the county. Steps in the economic analysis include:

1. Analysis of components of the county economy.
2. Analysis of the county's employment in terms of the labor force available, occupations and employment by major industries.
3. Analysis of trends in employment, income and individual components of the economy.
4. Projections of employment, disposable personal income, sales and other items affecting the demand for housing, county services and utilities as well as the amount of land to be allocated for various purposes.

Some detailed statistics and definitions are given in the Appendix. Major sources of data include:

Decennial Censuses (1950, 1960, 1970)
County Business Patterns (yearly)
Censuses of Business (1963, 1967)
Survey of Buying Power (1968 - 1972)
Censuses of Agriculture (1964, 1969)
Montana Employment Security Commission Data

2.2.02: Components of the County Economy

General industry groups used by the Bureau of the Census have been combined into five component groups for this analysis. These component groups are as follows:

Agriculture Component

includes Argiculture, Forestry and Fisheries Census Group

Manufacturing Component

includes Mining, Construciton and Manufacturing Census Groups

Utilities Component

includes Transportation, Communications and Utilities and Sanitary Census Groups

Trade Component

includes Wholesale Trade, Retail Trade and Finance, Insurance and Real Estate Census Groups

Service Component

includes Business and Repair Services, Personal Services, Entertainment and Recreation, Hospital and Health, Education and Services, Non-Profit and Religious, Professional Services and Public Administration Census Groups

Employment by component groups is given in Figure II-5 and Table II-G for 1950, 1960, and 1970. Each component group is analyzed in terms of relative employment percentages, number of establishments, size of payroll, general economic impact and trends.

TABLE II-G

DEER LODGE COUNTY

EMPLOYMENT BY COMPONENT GROUPS

Component	1950	Percent	1960	Percent	1970	Percent
Agriculture	178	3.0	126	2.1	355	6.7
Manufacturing	3,230	55.1	2,834	46.9	2,109	39.8
Utilities	430	7.3	465	7.7	268	5.1
Trade	689	11.8	820	13.6	776	14.7
Service	1,336	22.8	1,795	29.7	1,780	33.7
Total	5,863	100.0	6,040	100.0	5,288	100.0

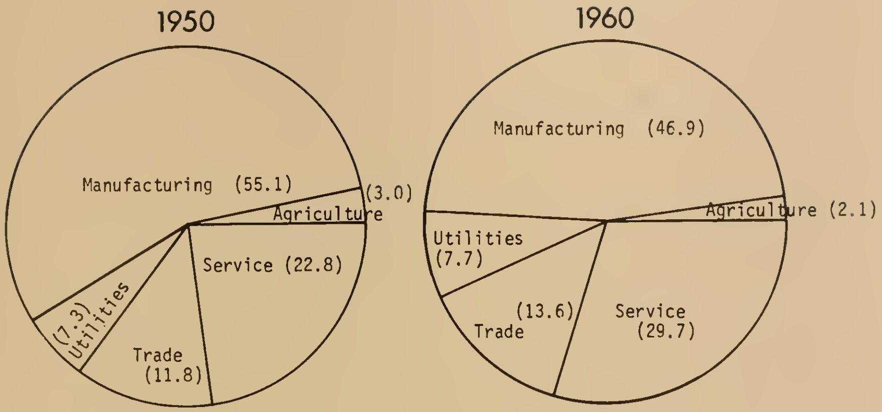
Employment is by place of residence.

Source: U. S. Census Bureau, with editing by Northwest Planners.

Agriculture Component

Employment in this component was higher in 1970 than in 1950 and 1960, according to the Bureau of the Census. Of the 355 employees shown, about 170 were in agriculture, 5 work at the fish hatchery, and the rest are connected with logging or forestry. The Forestry category includes government employees, also. This means that Forest Service personnel, Job Corpsmen and the State Forester are included in this component.

Agricultural employment is estimated to range from about 110 during the winter months to over 300 during the summer harvest months, with a yearly average of about 180. This average is more than the approximately 120 agriculture workers in 1960. Further evidence of increased agricultural activity is found in Table II-H.

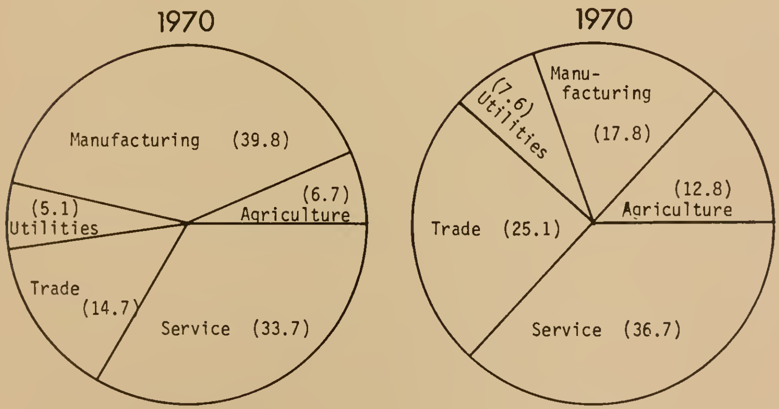


Deer Lodge County

(Percents)

Deer Lodge County

(Percents)



Deer Lodge County

(Percents)

Montana

(Percents)

Figure II-5: Employment by Component Groups

income and is well suited to the area. Raising swine appears to offer above average opportunities. Grain production declined, both in acreage and total production, between 1964 and 1969. Forage production has been increasing and is well suited to the Deer Lodge Valley.

While forests cover 54% of the county and there are roughly 140,000 acres of commercial forest, logging and local processing of lumber products are very limited. Employment in the forestry and fisheries segments consists of state and federal employees, including Job Corpsmen. There are two small sawmills in the county, but production is largely limited to timbers, poles and studs. The small tree diameter in the Lodge Pole tree stands and the fact that the better quality timber is generally at high elevations mean that full development of the county's timber resources will be dependent on environmental concerns, access to high elevation areas, market factors and changes in freight rates.

Employment in the Agriculture Component should remain fairly constant unless the Job Corp program is phased out. Decreasing production in seed potatoes and grain should be offset by increasing livestock production. Some development of the county's timber resources may take place.

Manufacturing Component

These first two components, Agriculture and Manufacturing roughly correspond to what is considered primary employment. They do not include some federal and state employees, but do include construction workers. The relative total employment in these two components has declined from 58% in 1950 to 46.5% in 1970. This trend is not unique, since national statistics show that employment in derivative industries is increasing relative to that in primary industries.

In Deer Lodge County, mining and manufacturing employment is closely tied to the Anaconda Company's smelter operation. Mining activities consist of several small mines, a large lime quarry, several small gravel and rock quarries and a portion of the smelter operations. Manufacturing activities consist of the smelter, three concrete products plants, bakeries, printing shops and other smaller industries. The construction industry category refers mostly to contract construction activities.

Total employment of contract construction workers in the county was 142 in 1970. This figure includes only residents of the county. Work on pollution control devices at the smelter, interstate highway construction and other construction activities at the time caused an influx of non-resident construction workers. Many of these non-residents commuted to work, since construction projects are generally temporary and there was a lack of adequate housing in the county.

Construction projects now underway or just completed, in or near the county, include the Gregson Resort, installation of pollution control devices at the Anaconda Company smelter plant, modernization at the smelter, construction of the Arbiter Plant, Rumsey Mountain Ski Area, a new building at Warm Springs, Interstate 90 highway construction, Teresa Ann Terrace housing project, urban renewal improvements, and several smaller projects. Forseeable future construction projects which will affect construction employment include more work on the Interstate 90 highway, other phases of Gregson and Rumsey Mountain, a possible new dormitory at Warm Springs and a possible new state prison at Deer Lodge. Be cause of this increase in construction activity, employment in the construction industry will show a substantial increase in the next few years.

Since Mining and Manufaturing overlap in employment classifications, they will be discussed as a unit. Total resident employment in these categories was 3,096 in 1950, 2,683 in 1960, and 1,967 in 1970. The loss between 1950 and 1970 amounts to about 1,130 resident jobs,or a 36% decrease. Major factors contributing to this loss include increasing mechanization of all Anaconda Company operations, closure of the concentrator in Anaconda in 1964 and relocation of the Company's research division to Arizona the following year (although the major effect of this relocation was a loss in the professional services category).

The 1970 figure does not represent the lowest employment in these two categories. This employment low occurred in 1964 or 1965. Manufacturing employment since then has fluctuated in response to changes in the Anaconda Company operations and labor disputes. Significant events include the opening of a zinc processing plant in 1965, its closure in 1969, its reopening in 1970 and another closure in 1972. The concentrator at Anaconda was briefly reopened, also. Strikes include an eight month walkout in 1967-68 and a three month strike in 1971. (See Figure II-7).

Present major manufacturing operations include the Lime Quarry west of Anaconda and the acid plant and copper smelter east of Anaconda. Construction has begun on the Arbiter Plant smelter. This plant will utilize a different process and will add about 36,000 tons annually to the production of the Anaconda Reduction works. Employment at the plant will be 120 to 200 people.

An idea of the magnitude of the payroll contributed to the county by the Manufacturing Component can be had from Table II-1, on the following page.

TABLE II-I

DEER LODGE COUNTY

MANUFACTURING COMPONENT EMPLOYMENT AND PAYROLL[1]

Year	Employees	Taxable Payroll ($000)	Employees	Taxable Payroll ($000)	Employees	Taxable Payroll ($000)
1965	D	D	44	58	1,645	2,242
1966	D	D	40	41	1,788	2,495
1967	D	D	37	43	2,371	3,728
1968	D	D	46	56	373	587
1969	D	D	37	47	D	D
1970	D	D	40	54	D	D
1971	D	D	56	95	D	D

---

[1] First Quarter only - employment is by place of work.

"D" indicates data withheld to avoid disclosure of operations of individual reporting units.

Source: County Business Patterns

Major trends in Manufacturing Component employment can be summarized as follows:

1. Changes in Anaconda Company operations and increasing mechanization caused a marked decrease in mining and manufacturing employment between 1955 and 1964.
2. Resident employment in these categories has risen since 1964, but not to the same levels as 1955.
3. Sharp fluctuations in employment within the two major trends above

have resulted from changes in copper and zinc markets and from labor-management disputes.

4. Because of increasing dependence on Montana sources of copper, the Anaconda Company has modernization and pollution control projects underway at the existing smelter and a new smelter under construction.
5. New jobs created by the new Arbiter Plant smelter will be partially offset by a loss of jobs at the existing smelter due to mechanization.
6. Construction of the Arbiter Plant smelter and other projects mentioned will lead to marked increases in construction employment in the next few years, followed by a decline as the major projects are finished.

Summarizing the above trends, it can be said that Manufacturing Component enployment will increase markedly in the next few years, decline again when major construction projects are completed and then stabilize or decline slowly due to mechanization.

It should be noted that data in Table II-G is by place of residence. In other words, this table shows the industry of Deer Lodge County residents, who may or may not work in the county. Because of the excellent highway connecting Butte and Anaconda, there are a large number of commuters between the two communities. Table II-G includes those Deer Lodge County workers who commute to Butte. Conversely, Table II-H gives employment data by place of work. Data in this table includes those Butte workers who commute to Anaconda, as well as County residents.

Utilities Component

Industries in this component include railroad, railway express service, trucking services, warehousing, urban transit, bus lines, taxis, pipelines, television, telephone, electric services, gas, water, and sanitary services. Total employment in this component is dependent upon the Manufacturing Component.

In 1960, railroads employed 338 Deer Lodge County residents. The comparable figure in 1970 is 145. The closure of the concentrator in Anaconda caused a corresponding decrease in freight tonnage. Losses in the other categories listed above are more related to the decline in population. Employment trends and first quarter payroll are given in Table II-J, below:

TABLE II-J

DEER LODGE COUNTY

UTILITIES COMPONENT EMPLOYMENT AND PAYROLL[1]

Year	Employment	Taxable Payroll ($000)
1965	155	208
1966	171	224
1967	198	306
1968	190	300
1969	205	336
1970	213	369
1971	226	406

---

[1] First Quarter only - employment by place of work.

Source: County Business Patterns

Trade Component

Included in this component are all wholesale trade establishments, food stores, bakeries, eating and drinking places, general merchandise stores, motor vehicle retailing and service stations and finance, insurance and real estate. Although the number of persons employed in this component has varied with changes in population, its share of the total employment (Table II-G) has risen from 11.8% in 1950 to 14.7% in 1970. This proportion is still considerably less than the corresponding figure for the State, which is 25.1%.

Wholesale trade employed 44 persons in 1970, food stores and bakeries employed 127, eating and drinking places 171, motor vehicle retailing and service 108, and other retail and general merchandising employed 251. Finance, insurance and real estate employment totaled 75 in 1970. The total loss shown in Table II-G for this component was 44 persons. Since trade is heavily dependent upon primary jobs, an employment low, corresponding to the Manufacturing low in 1964, occurred in this component. Table II-K, below, shows the magnitude of that low, based on first quarter employment and payroll data.

TABLE II-K

DEER LODGE COUNTY

TRADE COMPONENT EMPLOYMENT AND PAYROLL[1]

Year	Employment	Taxable Payroll ($000)
1965	570	518
1966	589	532
1967	633	570
1968	601	587

TABLE II-K (continued)

Year	Employment	Taxable Payroll ($000)
1969	628	645
1970	648	663
1971	667	705[1]

---

[1] First Quarter only - employment is by place of work.

Partial disclosure restriction on wholesale data.

Source: County Business Patterns

In addition to data from County Business Patterns, the Census Bureau has taken detailed business censuses in 1958, 1963, and 1967, with a 1972 edition scheduled for publication in late 1973. Table II-L summarizes data from the 1963 and 1967 Business Censuses for retail and wholesale trade, only.

TABLE II-L

DEER LODGE COUNTY

RETAIL AND WHOLESALE TRADE ESTABLISHMENTS

	1963	1967	1973
TOTAL WHOLESALE AND RETAIL ESTABLISHMENTS	147	131	151
Wholesale Trade			
Establishments	8	6	7
Sales ($000)	1,551	1,558	----
Payroll ($000)	94	83	----
Employees	28	17	----

TABLE II-L (continued)

	1963	1967	1973
Retail Trade			
Total Establishments	139	125	144
Non-Payroll Establishments	30	27	----
Sales ($000)	726	495	----
Establishments with Payroll	109	98	----
Sales ($000)	15,607	17,924	----
Payroll ($000)	1,791	2,117	----
Employees	516	565	-----
Establishments by Type:			
Total	139	125	144
Building Materials, etc.	6	4	3
General Merchandise	5	1	5
Food Stores	27	22	23
Automotive	8	10	17
Gasoline Service	17	11	17
Apparel and Accessories	11	7	8
Furniture	6	5	8
Eating and Drinking	40	46	45
Drug Stores	4	5	4
Miscellaneous	14	10	12
Non-Store	1	4	6

Source: 1963, 1967 Censuses of Business
1973 survey by Planning Director and Staff

According to data contained in Part 2 of the Montana Economic Study, retail sales rose 18 2% between 1954 and 1967.[1] However, the increase in The Consumer Price Index for the same period was 16.4%, which means a net increase in sales of less than 2% in thirteen years. Of course, in six years since 1967, the County's retail trade picture has improved considerably. Several new businesses have been established since that time.

Because of the dramatic fluctuations in Manufacturing Component employment in the last fifteen years, proprietors of trade and finance establishments must feel a certain amount of uncertainity regarding future sales. To an extent, this uncertainty has reflected itself in the run down appearance of the Anaconda central business district. Anaconda is not capturing the volume of trade that it could with more effective merchandizing and improvements to its central business district.

Three trends will strongly affect the Trade Component. First, the trend towards more stability in the Manufacturing Component will relieve some of the uncertainities of doing business in Anaconda. This, coupled with development efforts by the Urban Renewal Agency, will undobtedly lead to more private investments in the central business district. In turn, this will improve Anaconda's capture of the trade dollar. Second, Anaconda is in a good position to attract a portion of the county's non-resident workers in the next ten years by increasing the supply of adequate housing and improving the general appearance of the city. Third, the resort developments at Rumsey Mountain and Gregson, coupled with the great American mania for travel will mean increased tourist traffic on Highway 10-A. To capitalize on these trends will require a coordinated effort by local businessmen to improve shopping areas in the city and to sell people on buying in Anaconda.

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[1] Montana Economic Study: Part 2, Volume 1, Chapter 1-2, p. 2.34.

Service Component

Categories within this component are listed on page II-13. Personal Services, with 213 employed, Hospital and Health Services, with 893 employed, and Education Services, with 323 employed, made up 80 percent of this component in 1970. Total employment increased 459 between 1950 and 1960, and decreased only 15 between 1960 and 1970. Proportionately, Services provided 33.7% of the jobs held by Deer Lodge County residents in 1970, compared with 36.7% for the State.

Major changes between 1960 and 1970 for individual categories are shown in Table A in the Appendix. Personal Service employment dropped 35% from 329 to 213, reflecting the population loss. Hospital and Health employment increased 51%, reflecting the increase in total employment at Galen and Warm Springs State Hospitals. Education Services increased 34%, from 241 to 323. Employment in the Other Professional Services category, decreased 91% from 244 to 23, largely due to relocation of research activities. The Public Administration category showed a gain of three persons from 171 to 174.

The partial impact of this component in terms of employment and payroll can be seen in Table II-M. This data is not representative of the total impact on Deer Lodge County, since only 429 employees are given for 1970, while the 1970 Census showed 1,780 county residents employed in this component.

Employment growth in the Services Component will depend mostly upon population growth and tourist traffic increases, since all categories within the component deal with services provided for people. Employment in the major category, Hospital and Health Services may show increases if the level of health care in Anaconda is raised. This would mean new doctors, additional improvements to the hospital and, possibly, a new nursing home.

According to the Department of Institutions, employment at Galen and Warm Springs is expected to be relatively constant for the rest of the decade.

TABLE II-M

DEER LODGE COUNTY

SERVICE COMPONENT EMPLOYMENT AND PAYROLL[1]

Year	Employment	Taxable Payroll ($000)
1965	359	233
1966	379	253
1967	367	270
1968	381	281
1969	417	333
1970	429	378
1971	517	472

---

[1] First Quarter Only - employment is by place of work.

Partial disclosure restriction on all items in table.

Source: County Business Patterns

2.2.03: Employment Projections

Briefly summarized, the major conclusions from the component analysis in the previous subsection are:

1. Agriculture

   Employment is expected to be relatively stable.

2. Manufacturing

   Construction employment will see sharp increases within the next few years. Manufacturing and Mining employment will show increases followed by a slow decline due to mechanization.

3. Utilities

   Employment will show moderate increases due to increased ore freight tonnage, and increased utility demand.

4. Trade

   Employment will increase in response to economic stability, construction impact and tourist travel.

5. Services

   Employment increases will be largely in response to projected population increases brought about by increased employment in the other components.

Table II-G shows total resident employment as given by the Decennial Censuses. Important trends shown by this table and Figure II-5 are discussed in the previous subsection. The total labor force available in 1970 was 5,692, compared to 6,406 in 1960. Total resident employment figures were 5,288 in 1970 and 6,040 in 1960.

Figure II-6 gives the percent of men, women, and unemployed in the labor force for 1960 and 1970. Probably the most interesting statistic is that the percentage of women in the labor force has risen, in both county and state.

Sources of employment data other than the Decennial Censuses are listed on page II-12. County Business Patterns and the Censuses of Agriculture and Business have been used to give data on individual components. These sources have limitations in their sampling and data coverage which restrict their usefulness (see Appendix) in predicting over-all trends. The Employment Security Commission (ESC) of Montana has two sets of data which are useful. Covered Employment data, available since 1950, shows the average number of workers covered by Unemployment Compensation Insurance during a given fiscal year. Because this excludes agricultural, government, domestic and railroad workers, the data has little comparative value, but does reflect year to year changes in total employment. Since 1965, the Research and Analysis branch of the Employment Security Commission has made estimates of total resident employment which compare favorably with census data.

Data from various sources is displayed on Figure II-7. The lower three curves show Covered Employment data. These reflect the decline in mining and manufacturing employment between 1955 and 1964 and the fluctuations due to the 1967-68 strike. Decennial Census employment by place of residence is given, as are Employment Security Commission estimates of total employment.

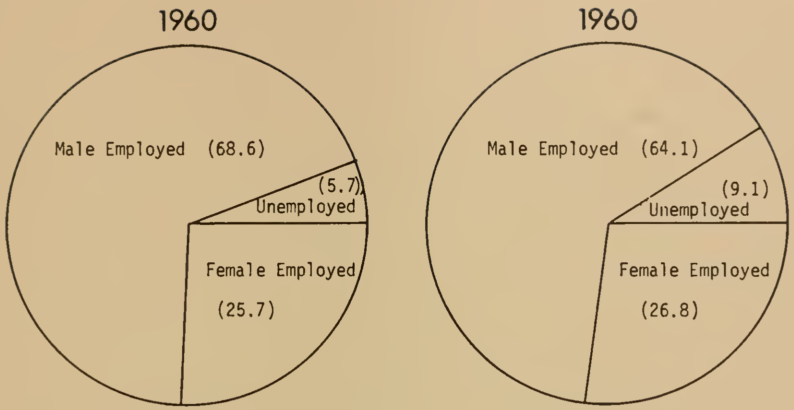
The projection of Total Resident Employment shown is based on the trends summarized above and uses the latest Employment Security Commission estimate of total employment as a starting point. In 1972, the average annual total employment by place of residence was 5,570, which is 470 less than the 1960 Census figure. More importantly the 1972 figure is 1,310 above that of 1965. This latter statistic indicates the degree to which the County has recovered from the economic setbacks of the early 1960's.

Roughly 500 new resident employees are forecast in the next few years due to construction, with a slower growth thereafter. While many construction workers will leave after major projects are completed, the housing developed for them will become available to other non-resident workers at the smelters and State hospitals. It is reasonable to expect that Deer Lodge County, with an adequate housing supply and renovated central business district, will be able to attract a good proportion of presently non-resident workers. Increases after the next few years will result from stability and other factors mentioned previously.

2.2.04: Retail Trade

Retail trade is considered in more detail as an economic activity because it directly reflects the economic health of a community. While other basic industries are more important in drawing money into the county and providing jobs, the retail trade sector must meet additional cultural and psychological needs. Industry provides jobs and money to attract and hold a population while the retail trade sector brings people together around a market to form the community.

Normally, a retail trade analysis contains detailed studies of retail sales volume versus floor space and projections of each. These projections are then used to allocate land for commercial purposes. However, such an analysis is not necessary, since detailed studies were made in the 1969 Anaconda Comprehensive

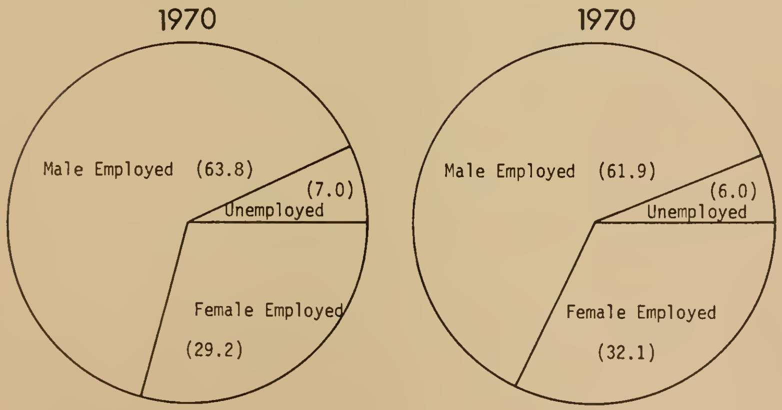


Deer Lodge County

(percents)

Montana

(percents)



Deer Lodge County

(percents)

Montana

(percents)

Figure II-6: Labor Force Data

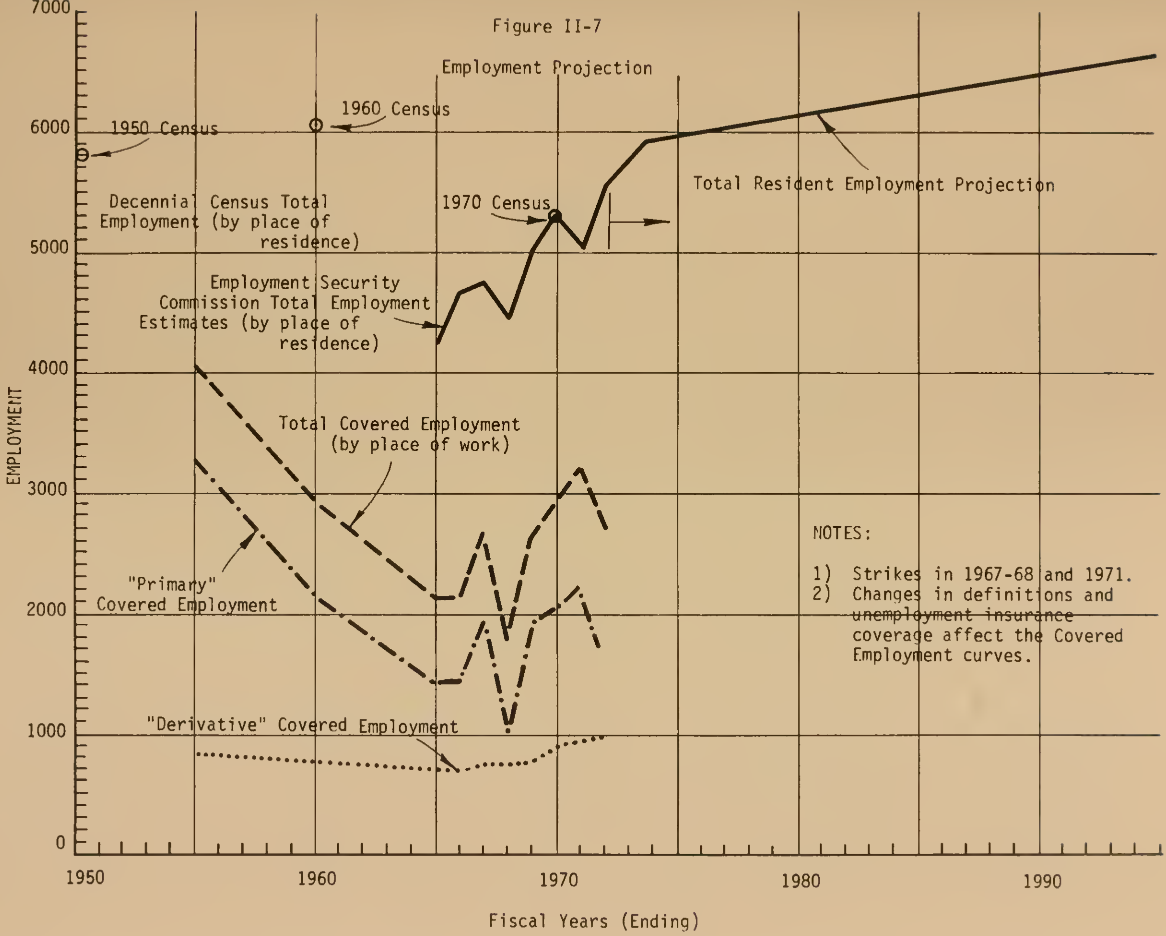


Figure II-7

Employment Projection

NOTES:

1) Strikes in 1967-68 and 1971.
2) Changes in definitions and unemployment insurance coverage affect the Covered Employment curves.

Plan and the Neighborhood Development Program. Anaconda fills the need for a primary shopping center. All retail trade establishements outside the Anaconda study area are highway oriented, convenience stores or eating and drinking places. These retail trade outlets are widely dispersed and are very dependent on transportation facilities.

Figure VII-16, the Anaconda Study Area Land Use Plan, uses the 1969 Comprehensive Plan as amended by the Neighborhood Development Program Plan and by annexation as its base. It is assumed that the detailed retail trade analyses of the Neighborhood Development Program Land Utilization and Marketability Study are reasonably accurate, and that further, detailed studies will be made under a central business district plan.

The strength of the county retail trade market and how to improve it are the principal items considered in this analysis. Measures of strength include total retail sales, percent of potential sales captured, and numbers of establishments.

Sources of data include:

1. Survey of Buying Power, published by Sales Management Magazine.
2. Montana Economic Study.
3. Land Use and Marketability Study, Urban Renewal Area, Anaconda, Montana.
4. Anaconda Comprehensive Plan.
5. Deer Lodge - Powell County Comprehensive Plan.
6. Censuses of Business.
7. 1973 Surveys by Planning Director and Staff.

As shown in Table II-L, total retail and wholesale sales were about $20 million in 1967, with about $18.4 million in retail sales. This figure represents an increase of $2.1 million (13%) between 1963 and 1967. Much of this increase can be attributed to inflation, however, and does not reflect a corresponding increase in actual sales volumes. Retail sales information since 1967, the date of the last Census of Business, consists of estimates prepared by a national marketing magazine and by a Bozeman economic consultant. These estimates, given by Table II-N, show that retail trade volume increased about 17% between 1967 and 1971, not considering inflation. This compares with an 18% increase for southwestern Montana and 22.3% for the whole state.[1]

TABLE II-N

DEER LODGE COUNTY

RETAIL TRADE STATISTICS ($000)

Year	Censuses of Business	Survey of Buying Power	T.A.P. Inc.
1958	18,785		
1963	16,333		
1967	18,419	17,212	
1968		17,179	
1969		18,643	
1970		18,759	
1971		20,135	21,550

Source: 1958, 1963, 1967 Censuses of Business
1968 through 1972 Survey of Buying Power
T.A.P., Inc. Bozeman, 1973

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[1] T. A. P., Inc. 1973

Table II-O, below, compares estimates of total retail sales with estimates of the money available for retail expenditures. The ratio of these two estimates (as a percent) is called the Percent Capture and indicates the attractiveness and drawing power of the county's retail trade establishments. A high Percent Capture means that a county is attracting retail trade from surrounding counties. A low Percent Capture means that a county is losing retail trade dollars to other counties.

TABLE II-O

DEER LODGE COUNTY

ESTIMATED PERCENT CAPTURE

Year	Estimated Retail Sales ($000)	Estimated Retail Buying Power ($000)	Percent Capture (%)
1967	17,210	36,980	46.5
1969	18,640	31,380	59.4
1970	18,760	36,130	51.9
1971	20,140	41,980	48.0

Source: Survey of Buying Power
Northwest Planners

In comparison, Table II-P shows estimates of the 1970 Percent Capture of Southwest Montana counties.

TABLE II-P

SOUTHWEST MONTANA

1970 ESTIMATED PERCENT CAPTURE

County	1970 Percent Capture
Beaverhead	69.1
Deer Lodge	51.9
Granite	42.3
Jefferson	28.1
Madison	35.1
Powell	54.6
Ravalli	59.4
Silver Bow	83.4
Butte	133.9

Source: Survey of Buying Power
Northwest Planners

Tables II-O and II-P show the magnitude of the county retail trade loss and where retail trade dollars are going. These statistics should provide some stimulus to central business district improvements now being planned in Montana.

Another measure of strength is the number of retail establishments in the county. There were 165 retail trade outlets in 1958, 139 in 1963, 125 in 1967, and 144 in 1973. Additional retail establishments are expected to open in 1973.

Significant increases in county retail sales and the number of establishments since 1967 reflect the improving economic health of the county. With improvements to the central business district and an aggressive "Buy Anaconda and Deer Lodge County" campaign, the county could see more retail trade volume and a higher percent capture. General central business district redevelopment concepts have been prepared and detailed planning will begin in late 1973.

chapter 3

COMMUNITY FACILITIES

CHAPTER III

COMMUNITY FACILITIES

Section 3.1: GENERAL

Community Facilities are those facilities - public, semi-public, or private - which are normally provided to satisfy daily needs of a community's citizens. Generally, the level of services provided by agencies or groups using the facilities depends upon the physical condition of those facilities. The adequacy and appearance of schools, parks, libraries, etc., is a manifestation of a community's pride and development.

Facilities evaluated in this report are grouped into the following categories:

- Education - public and private schools
- Health Care - hospitals, nursing homes, boarding homes and clinics
- Cultural - auditoriums, civic centers, churches, libraries, museums
- Government - office and operations space for city and county governments
- Recreation - parks, playgrounds, campsites, tennis courts, etc.
- Transportation - streets, highways, airports, and railroads
- Utilities - water and sewer systems, solid waste collection and disposal, gas, power, telephone, etc.

Streets, highways, water and sewer systems and solid wastes are discussed in Chapters IV and V. Generally, evaluations under each category consider:

1. existing facilities - including size, capacity, location, parking, access, and other specific features;
2. projections of demand and need for facilities;

3. comparison of existing facilities with future demands and needs; and
4. recommended improvements.

Section 3.2: EDUCATION

With the closure of Anaconda's parochial school system in June, 1973, the county school system faces many major decisions. Detailed analyses and plans for the system are being made by a Citizen's Committee with the assistance of University of Montana education personnel. Because this detailed planning is underway, the discussion contained in this section is general.

Traditionally, Montana's schools have been a major social and cultural force in the community. Because the quality of a person's education determines, to a great extent, his earning power and social values, it is the responsibility of a community to provide its young with the best possible education. Sweeping changes in life-styles, society and technology are easier to adapt to if one has a good education.

The educational process itself is constantly changing. New methods of instruction, new courses, increasing use of facilities for summer classes, adult education, study groups and vocational training , and new discoveries about the learning process are all factors which must be considered in the design of a school or in education planning.

3.2.01: Enrollment Projections

Total enrollment trends for Deer Lodge County are shown in Table III-A. Parochial schools operated on the 8-4 plan (8 years elementary - 4 years high school) while public schools operate on the 6-3-3 plan (6 years elementary - 3 years junior high - 3 years senior high). Data shown gives enrollments for the entire county, including the Fishtrap and Warm Springs schools, which are outside of District 10.

TABLE III-A

DEER LODGE COUNTY

TOTAL SCHOOL ENROLLMENT

School Year (beginning)	Total County Enrollment
1960	4,171
1961	4,032
1962	3,869
1963	4,062
1964	3,947
1965	3,920
1966	3,923
1967	3,833
1968	3,778
1969	3,770
1970	3,734
1971	3,602
1972	3,546

Note: Public school data is average daily attendance, while parochial school data is as of a given date.

Source: Superintendent of Public Instruction

In 1960, the total school enrollment was 22.3% of the population. In 1970, the comparable figure is 23.9%. Projections in Table III-B, below, are based on school enrollment as 24% of the county population. Five years of public school enrollment statistics show that roughly 49% of public school enrollment is in grades 1-6, 27% is in junior high and 24% is in high school.

TABLE III-B

DEER LODGE COUNTY

SCHOOL ENROLLMENT PROJECTIONS

School Year (Beginning)	Elementary	Junior High	High School	Total
1972	-----	-----	-----	3,546[1]
1975	1,900	1,040	930	3,870
1980	1,960	1,080	960	4,000
1985	2,040	1,120	1,000	4,160
1990	2,110	1,160	1,040	4,310
1995	2,190	1,200	1,070	4,460

[1] Actual

Source: Northwest Planners

3.2.02: Existing Facilities

Public schools in the county include Anaconda Senior High, Anaconda Junior High, and seven elementary schools. Private schools included, Central High School and three elementary schools. Pertinent data on all schools is shown in Table III-C.

All schools in the city have inadequate site sizes, in comparison to recom-

TABLE III-C

DEER LODGE COUNTY - EXISTING SCHOOL CHARACTERISTICS

Name	Location	Number of Classrooms	Site Size (acres)	1972-1973 Enrollment	Capacity
		Public Schools			
Senior High	5th and Main	30	1.0	639	850
Junior High and Daly	4th and Main	33	1.0	735	675
W. K. Dwyer	1601 - Tammany	12	2.4	357	365
Washington	915 - West 5th	12	3.3	275	330
Bryan	821 - East 4th	6	0.5	135	156
Lincoln	506 - Chestnut	12	1.0	302	330
Beaverdam	Opportunity	7	15.0	178	180
Fishtrap	Big Hole River	1	N.A.	6	
Warm Springs	State Hospital	1	N.A.	13	
		Parochial Schools			
Central High	Third & Cherry	16	0.5	350	400
St. Joseph	1510 - West Park	8	5.5	186	
St. Paul	403 - Maple	8	0.6	130	560
St. Peter	325 - Alder	11	0.5	269	

N.A. = Not applicable

Sources: Superintendent of Schools; Parochial School Board; Anaconda Comprehensive Plan mended standards. Traffic circulation and parking are general problems. Structural conditions are good. Functionally, the junior high is not suited to modern curriculums, according to the 1969 Comprehensive Plan.

3.2.03: Recommendations

Ultimate projected school enrollments of 2,200 elementary students, 1,200 junior high students and 1,100 senior high students should be used as rough guidelines for future school planning.

Present plans of the school district include:

- Buy St. Joseph's parochial school and move administration offices into it.
- Rent St. Paul's elementary school, temporarily.
- Add multi-purpose rooms to all elementary schools.
- Build a new Junior High School.
- Move all vocational-education classes to the existing junior high and Daly school, or build a new shop building on Daly School site.

A long range item that the district may wish to consider is a new elementary school to serve the growth area to the northeast. The planned housing development will attract young families with children. These children would have to cross Park and Commercial Streets to reach Bryan School. It would be desirable to develop this area as a neighborhood by providing parks and an elementary school within the area. The number of housing units planned will house a large enough population to justify neighborhood facilities within the area.

Section 3.3: HEALTH CARE

Health care facilities in Deer Lodge County include the Community Hospital of Anaconda and its associated nursing home, the Warm Springs and Galen State Hospitals, and a general practice clinic in Anaconda. Seven doctors have offices in Anaconda.

Warm Springs State Hospital has 1,422 licensed beds.[1] Services provided by this facility are long term and diagnostic mental health care at the state level. Galen State Hospital has 170 licensed beds in its tuberculosis facility and an alcholism treatment center. Facility needs at these two state institutions are determined by state-wide demands and are programmed by the State Department of Institutions.

Deer Lodge, Silver Bow, Powell and Granite Counties are considered together in projections of facility need in the Montana State Plan. The four county area is designated the Butte Intermediate health care service area. Pertinent data on facilities in this area and projections of bed needs are shown in Table III-D.

Bed need forecasts shown in Table III-D are based on past patient loads, projected population and occupancy statistics. For the four county area, there is a projected surplus of general hospital beds, but there is a large projected shortage of long-term care, personal intersive care and boarding home beds. This need may be met by a possible 200 bed nursing home to be built in Butte by a Washington firm. If this project does not materialize, there will be a need for about 200 long term care beds in the area.

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[1] Montana State Plan: Hospitals and Medical Facilities Construction (1973), Hospital and Medical Facilities Division

TABLE III-D

AREA HEALTH CARE FACILITIES AND PROJECTED BED NEEDS

Name	Location	Existing[1] Beds	Number Beds[2] Conforming	1971 % Occupancy	1978 Bed Need
General Hospitals					
Anaconda Community	Anaconda	60	60	67.8	
St. James Community	Butte	202	194	71.3	
Silver Bow General	Butte	122	122	65.9	
Granite County	Phillipsburg	10	0	41.9	
Powell County Memorial	Deer Lodge	35	35	56.3	
Total		429	411		348
Long Term Care					
	Butte	232	160[4]	----	
	Deer Lodge	65	65	----	
	Anaconda	68	68	----	
Total		365	293		536

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[1] By Survey.

[2] Beds conforming to applicable Federal and State standards.

[3] Includes Personal/Intensive Care Homes and Boarding Homes.

[4] 100 bed facility under construction in Butte

Source: Montana State Plan: Hospital and Medical Facilities Construction, 1973; with additional information from the Department of Health.

Community Hospital of Anaconda affairs have been managed by a Board of Trustees since 1969. A three phase program started in 1969, has resulted in the construction of a 68 bed long term care facility on the hospital site. Demolition of the obsolete north wing of the hospital has been completed. Much needed off-street parking will be provided. Complete modernization and compliance with federal and state requirements will be phase three goals.

Aggressive and innovative community involvement in health care needs has given Deer Lodge County a fully accredited hospital and nursing home.

Section 3.4: CULTURAL

3.4.01: General

Existing cultural facilities include the Hearst Free Library, school libraries, twenty churches, the Copper Village Art Museum, and community centers in West Valley and Opportunity.

Events and meetings of county-wide or city-wide importance are held in school auditoriums or gymnasiums, the Marcus Daly Hotel or the Washoe Theater. None of these facilities is functional as a civic center, because of inadequate structures, parking, etc. It is unlikely that financing could be obtained for a separate civic center, neither is there a demand for a year-round single purpose facility.

Community centers in West Valley and Opportunity serve as town meeting places, also, and are discussed in Section 3.5.

3.4.02: Libraries

Donated to the City of Anaconda in 1898, the Hearst Free Library is in excellent physical condition, and is adequate in size and design. Its location is ideal for junior and senior high school students. Parking for non-student patrons during the day is inadequate.

The number of volumes in the library increased from 27,817 in fiscal year 1968 to 30,151 in fiscal year 1971, or about 600 volumes per year. Circulation dropped from 60,591 in fiscal year 1968 to 53,000 in fiscal years 1969 and 1970. In fiscal year 1971, circulation was 49,394. The library is open six days a week, with a staff of three.

A February, 1971, "Community Facilities Survey" by the Urban Renewal Agency staff gives the following recommendations for library improvements:

1. Convert the entire second floor into a children's reading and study area. Supplemental lighting and an improved heating system would be needed.
2. Install restrooms for library patrons on both floors.
3. Convert a room into a music appreciation studio and install equipment.
4. Add a coin-operated photo copier and other equipment.
5. Provide more parking for patrons.

Besides providing books to entertain those who like to read, libraries provide the means for self-improvement and for furthering education and citizen awareness. Libraries are not only expected to furnish books and periodicals, but are also expected to supply an ever-growing demand for technical data. New forms of communication, including audio tapes, films, talking books, and microfilm are coming into general use.

3.4.03: Museums

Deer Lodge County's rich cultural heritage is being preserved and enriched by many local groups, with the Copper Village Museum and Art Center as a major focal point. The museum is located in an old church across 8th Avenue from the County Courthouse. Parking and access are adequate.

Presently, the first floor contains museum exhibits and music and drama workshops. The second floor contains an art gallery and the church tower contains a small office. Much work has been donated to make the building serviceable. This building program is to continue, with a new roof as highest priority.

Ultimate goals of the Museum are to become a center for performing arts (dance, music, drama, etc.), ceramics, art, scilpture and to provide a museum facility for the county. With the aggressive leadership displayed and growth since the Center opened in October, 1971, it may soon outgrow the existing building. Expansion of the building on the site would be difficult. Consideration should be given to another site.

Section 3.5: GOVERNMENT

3.5.01: General

Considered in this section are the needs of the city and county government for administrative offices and maintneance operation space. Existing facilities include the Anaconda City Hall, the City Shops, the County Courthouse and shops, the County jail, the community clubs and firehalls in West Valley and Opportunity and offices for community development agencies. The firehall and community club in Opportunity are discussed in the Opportunity Land Use Plan report.

Because certain functions of the county and city governments are interrelated, consolidation of some departments or agencies may be possible. Joint use of some facilities should result in savings to taxpayers. For these reasons, discussions in this section consider joint facilities where possible.

City and county governmental buildings have been grouped, in some communities, into a common area. While these buildings house agencies which serve all people in the area, the most frequent users of the facilities (after city and county personnel) are businessmen, lawyers, building contractors, engineers, real estate agents, etc., who are generally located in, or near, the central business district. A city-county government center should be located reasonably close to the central business district. Advantages to such a location include possible joint use of parking lots with shoppers, convenience to government personnel and businessmen, and an employment center or "anchor" for the central business district.

3.5.02: Existing City Facilities

City Hall and Fire Station

The two story brick City Hall, situated on Commercial Avenue at Cedar Street, was built in 1895, and the Fire Station was added in 1918. Both structurally and functionally, the entire building is substandard. All offices are cramped and there is a general lack of adequate lighting, heating, ventilation, and records storage space. Operations and training space for the police and fire departments are inadequate. Prisoners are not held in the city jail.

City Shops

Within a Quonset-hut type building adjacent to Warm Springs Creek is housed equipment for maintenance of city streets, sewers, parks, and other facilities.

Not enough space is available to adequately store the twelve pieces of rolling stock and provide adequate sanitary facilities for the men who work there. Work space for repairs of equipment is inadequate.

Urban Renewal Agency

Urban Renewal Agency offices are located at the corner of Main and Commercial in a privately owned building. This office space is generally adequate for the needs of the Agency.

3.5.03 Existing County Facilities

County Courthouse

This imposing sandstone structure is located at the south end of Main Street. Modeled after the state capital in Helena, the Courthouse was built in 1897. As a result of architectural styles of the time, 42% of the total 18,000 square feet of floor space is in corridors or under the dome. The building houses almost all county offices and some federal and state offices. Table III-E summmarizes the existing office space and numbers of employees by department in the Courthouse. A brick building, formerly a residence, south of the Courthouse houses more of the county welfare department staff.

County Jail

Deer Lodge County's jail is located in a separate building east of the County Courthouse. It was built prior to 1900, but has been well-maintained. Plumbing, heating, wiring, lighting, and ventilation were rated fair to good in the December, 1971, Jail Survey by the Crime Control Commission. A recent block addition to the east of the jail has three bays for the county ambulance service. Of a total 26 beds in 14 cells, 20 are for male prisoners and 6 are used for juveniles or females. Meals for prisoners are cooked in the jail kitchen.

TABLE III-E

DEER LODGE COUNTY COURTHOUSE

OFFICE SPACE UTILIZATION

Department or Agency	Number of Employees	Floor Space	Floor
Courtroom		2,030	Third
Other Judicial	7	740	Third
Crime Control Commission	2	306	Third
Library and Other	-	560	Third
Clerk and Recorder	5	580	Second
Commissioners	3	440	Second
Vaults[1]	-	1,680	Second
Treasurer	6	410	Second
Assessor	4	410	Second
Clerk of Court	3	580	Second
Appraiser	2	450	First
Machine and Stock Room	-	450	Second
Sheriff and Probation	15	1,360	First
Social Security	N.A.	300	First
Extension Service	N.A.	130	First
Family Planning	N.A.	130	First
Drivers Examiner	N.A.	260	First
Other	-	720	First

[1] Some vault space is used for offices

N.A. - Not applicable

Source: Courthouse records
Northwest Planners

County Shops

Facilities at the county shop area south of the courthouse include:

1. Hot mix plant
2. Three steel vehicle storage buildings, in excellent condition (total - 10,150 square feet).
3. Three frame storage buildings and a brick machine shop, all in substandard condition.
4. Two frame vehicle storage buildings (1,871 square feet) in fair condition.
5. A backstop for a ballfield.
6. Fenced outside storage area.

The Deer Lodge County Cemetery District uses one steel building and part of another (2,350 square feet). Parking for all County employees is available south of the Courthouse.

Planning Board

Offices of the county planning staff are located on East Park near the City Hall in a privately owned building. Of the total 825 square feet, storage and rests rooms occupy 180, the director has 150, and a combination confercence room - secretary's offices 495 square feet. Conferences and meetings with up to twenty persons can be handled in this area.

3.5.04: Governmental Facilities Plan

Primary elements of the governmental facilities plan are:

1. Construct or purchase a joint facility for city and county administrative offices;
2. Construct a new central fire station;

3. Keep the County Courthouse and jail, with renovation or remodeling, if necessary;
4. Raze the existing City Hall;
5. Relocate city police and all related law enforcement personnel to a central law enforcement center;
6. Expand and modernize city shops on the existing site; and
7. Expand and modernize county shops on the existing site.

Before a decision on the possible use of vacated Central High School as city-county administrative center is reached, several questions should be answered. Will the structure be large enough for the ultimate needs of the city and county governments? Can it be remodeled to fit ultimate needs? Can adequate off-street parking be provided within reasonable walking distances? Will increased traffic cause congestion on streets in the vicinity? If it is decided that new offices designed and sized more specifically for the functions of city and county governments would be more feasible, a good location would be on the half-block across Commercial from the existing City Hall.

If Central High School is used, it is recommended that new central fire station be constructed on the existing city hall site. As an alternative, the fire station should be built in conjunction with the city-county administration center.

City and county agencies which might logically have offices in the center are:

City

- Mayor
- Engineer
- Urban Renewal Agency
- Clerk
- Treasurer

County

- Clerk and Recorder
- Sanitarian
- Planning Board
- Appraiser
- Commissioners
- Assessor
- Extension Service

Improvements to the city shops, as recommended in the Urban Renewal Agensy "Community Facilities Survey" include:

- Build an 11,000 square foot building for the street, alley, and parks department
- This building should include: shower and locker room space, tool storage, foreman's office, wash and grease racks, oil room, city electrician's office and repair shop, heated areas for vehicle storage and repair, and separate storage area for flammable materials.
- Acquire additional land to allow mixing of street surfacing materials and storing of sand.
- Build a new animal shelter.
- Construct a six foot chain link fence around the whole compound.

Improvements to the county shops include:

- Build a new vehicle repair shop and machine shop to replace existing substandard structures.
- Remove backstop and discourage children from playing in heavy equipment areas.

3.5.05: West Valley Facilities

Community Center

The West Valley Community Club is a frame building on Howie Street. It contains a coatroom, meeting room, restrooms, and a kitchen. While the building is in sound structural condition, it needs more maintenance, particularly a new coat of paint.

Fire Hall

Since its establishment in July, 1968, the West Valley Volunteer Fire Department has continually upgraded its equipment, facilities, and training. Presently, there are 28 active volunteers with 23 certified firemen. These firemen operate out of a new fire hall of block construction located on Warren Street. With two large bays for the trucks, a kitchen, office space for the fire chief and a training area, the firehall is well equipped and should serve adequately throughout the planning period. Rolling stock for the department consists of a 1964 4x4 auxiliary truck and a 1973 Dodge pumper truck.

Section 3.6: RECREATION

3.6.01: General

The recreation plan for Deer Lodge County covers only those facilities that are available for public use even if only on a subscription basis. These facilities can be divided into two general groups: 1) neighborhood or community facilities such as parks, playgrounds, and ball fields that serve primarily the needs of the area residents; and 2) recreation areas such as campsites, boat launching facilities, and picnic areas that serve both the local resident and out of county residents who are attracted to the area by available activities, local points of interest, or the natural beauty of the area.

Existing recreation facilities and the plan for the Anaconda study area are shown on Figure III-1. Existing facilities and plans for the other study areas and the rural county are shown on the appropriate maps in Chapter Seven with the exception of Opportunity which is covered in the Opportunity Land Use Plan report.

3.6.02: Concepts

Recreation planning must recognize various age groups and their special needs as well as the particular facility requirements of different recreational activities. Outdoor recreation activities in an urban area usually take place in a park setting. Different types of parks generally found are playgrounds, neighborhood parks, playfields, and community parks. Table III-F, taken from Planning Design Criteria, gives recommendations for site size and acreage of these park types.

TABLE III-F

PARK REQUIREMENTS

Type of Park	Area (acres) per 1000 people	Site Size (acres) Ideal	Site Size (acres) Minimum	Radius of Area usually served (miles)
Playgrounds	1.5	4	2	0.5
Neighborhood Parks	2.0	10	5	0.5
Playfields	1.5	15	10	1.5
Community Parks	3.5	100	40	2.0

Source: Planning Design Criteria

Playgrounds usually contain play equipment and game fields for young children within walking distance of residences. While separate playgrounds exist, provided by civic groups and neighborhood associations, playgrounds are usually found in schoolyards and as part of neighborhood or community parks.

Neighborhood parks contain open space, picnic facilities and playgrounds. Also desirable are multi-purpose game areas with equipment for volleyball, horseshoes, tetherball, tennis, basketball, and possibly, handball.

Playfields for football, baseball, track meets and other spectator sports are found on individual sites, junior and senior high schoolyards and as part of neighborhood and community parks.

Community parks serve whole communities and usually contain facilities found in all other park types mentioned above. In addition, swimming pools, outdoor concert halls, museums, zoos, etc., may be located in community parks.

Miscellaneous community recreation facilities include bridle-paths and stables, golf courses, fishing ponds, ponds for canoeing or rowing, ice-skating rinks, marinas, and overnight trailer parks.

Other concepts which should be considered in conjunction with recreation planning are greenbelts and open spaces. Greenbelts are usually buffer zones of trees and shrubs used to screen industrial uses from residential and commercial areas. Open spaces are undeveloped areas within or around a community left untouched to provide relief from the urban landscape and recreational amenities. Water conservation areas and flood plains are types of open space.

Bicycle paths and walking trails are not only desirable in parks for recreation purposes, but may also be used by children for trips to and from school.

A desirable planning goal is to coordinate parks, recreation facilities, greenbelts, open spaces and school yards into a plan that will allow the development or unified, coherent neighborhoods and reflect the community's pride in itself. These parks and recreation facilities should be developed primarily to serve the needs of area residents. However, parks adjacent to major highways or with special appeal to tourists should have facilities with extra capacity to handle peak summer loads.

Recreation planning outside of urban centers is difficult. This is especially so in western Montana and Deer Lodge County, where the primary providers of rural recreation facilities are the federal and state governments. County governments have little or nor control over facilities built and maintained by state and federal agencies, primarily the Forest Service and Fish and Game Department, even though these facilities affect County services.

Another major difficulty is that demand for recreation facilities in a rural area cannot be related to any population base. Predicting the number of campsites for a campground, for example, based on population served or even past demand in the area cannot be done. Campers using the campground may be from the area, from other counties, and from out of state. Thus there is no way to measure population served. Also, a well-designed campground close to water creates its own demand, even though surveys may have shown none.

With the great diversity of activities that can take place in a rural outdoor setting, from bird-watching to mountain climbing, only general inferences as to the demand and type of activities that should be provided can be made.

3.6.03: Georgetown Study Area

Georgetown Lake is the most heavily used lake in Montana. It sustains 80,000 to 85,000 fisherman days per year (about 4% of the state total), with summer use three to four times greater than winter use.[1] Traffic in the area increased 18% per year between 1956 and 1966, and more recent studies indicate increases of 11%.[1] Demand for picnic sites, campgrounds, boat docks, and parking areas and vacation homes has been increasing at comparable rates.

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[1] Georgetown Lake: A Pre-Study Report, Georgetown Lake Study Group, April, 1973.

Existing camping and picnic facilities in the study area include Grassy Point, Cable Mountain (12 units), Lodgepole and Red Bridge campgrounds. On the Granite County side are found a KOA commercial campground, the Campfire Girls campground, Piney (34 units), Southside, and Phillipsburg Bay (69 units) campground. Eight boat docks, four in Deer Lodge County, provide boaters with access to the lake. One of these docks is commercially owned and one belongs to a private club.

The following paragraphs from the 1973 edition of the Montana Statewide Outdoor Recreation Plan, indicate that increased development and fishing pressure are reaching the capability of the lake.

"The lake will require increasing management to retain the primary attraction of fishing and this means paying particular attention to prevention of pollution of the waters from both the public and private lands surrounding. As more and more people visit this lake, the sanitation problems will grow worse with a consequent effect upon the fishery potential as well as the aesthetics aspects also important to recreation."

"At present, there are five recreation sites provided by the Forest Service on the lake. In addition, there are a great many summer homes and cabins on the lake shore. Over 60% of the lake shore is privately owned. Further development by the public sector will be dependent upon careful consideration of the capacity of the lake to absorb pressure. Conflicts in surface use of the lake require increasing attention."

"Winter ice fishing is very popular on this and nearby Echo Lake. Snowmobilers make heavy use of the are in winter. Sanitation in winter is a problem needing attention."

"Because the area is currently used at near or more than capacity, the prospect for future recreation will emphasize more management rather than development of additional facilities."

Detailed planning studies now being performed by the Georgetown Lake Study Groups will provide both Granite and Deer Lodge Counties with the information to develop necessary management techniques.

3.6.04: West Valley Study Area

The West Valley Study Area had a 1972 population, estimated from dwelling unit counts, of 1,550 persons. By 1995, this area may have a population of 2,050.

Present recreation facilities in the area include the Embassy Ballpark (private), the Anaconda Saddle Club (private), a ball park on three vacant lots south of Warren Street, and a ballpark on a 9.3 acre designated park area around the Fire Hall. Since a great deal of the study area is in agriculture, timber, or open space uses, no homes are more than a half-mile from open space.

Using criteria in Table III-F, it is estimated that the West Valley area will need three acres of playgrounds, four acres of neighborhood parks and three acres of playfields. Community park needs are met by Washoe Park.

The 9.3 acre site near the Fire Hall is well located to serve the population center of the West Valley area. The outlying residential areas that are located more than a half-mile from this site are low density developments generally surrounded by agricultural or open space.

It is recommended that the fire hall park area be developed to provide playground equipment for young children, a picnic area with multi-purpose game areas with equipment for usch activities as horseshoes, tetherball, tennis, and other similar types of activities. The existing ball field should be improved as part of the overall site development plan.

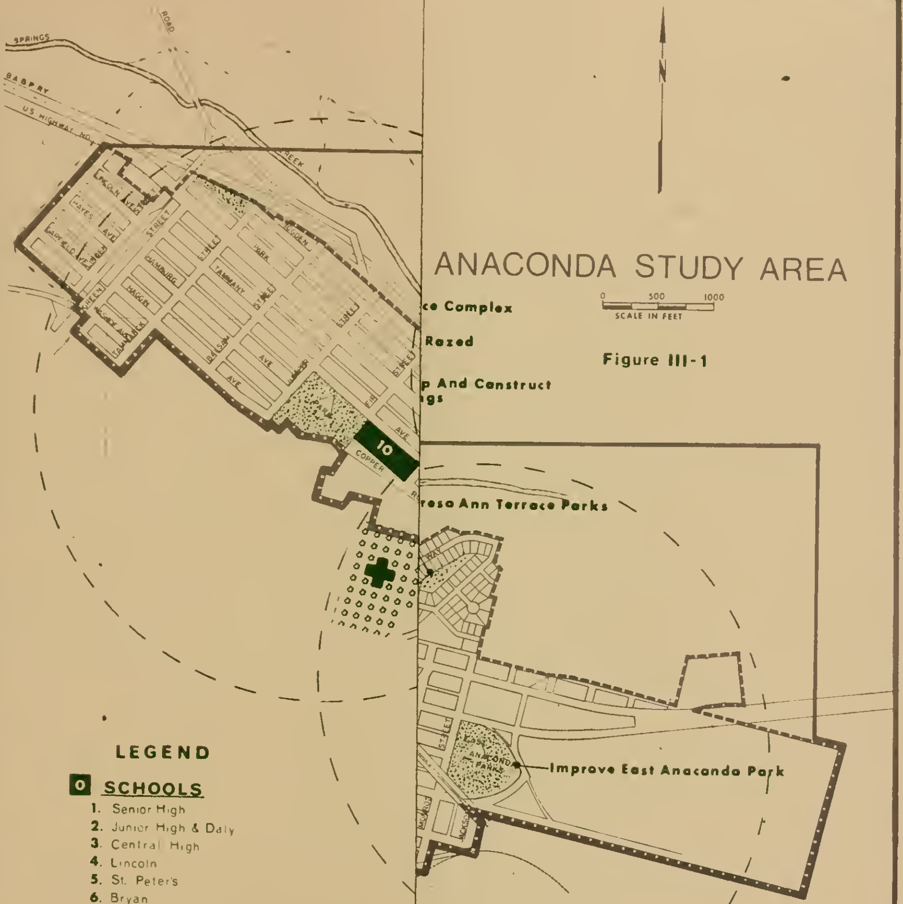
With these improvements, this site will meet future playground, playfield, and neighborhood park requirements. The recommended improvements presently are eligible for funding through the Montana Fish and Game Commission and the Bureau of Outdoor Recreation.

The recommended site is still owned by the Anaconda Company. Deer Lodge County should explore the possibility of acquiring this land from the Company. The appraised value or purchase price of the site can be used as matching money to secure a grant from the Bureau of Outdoor Recreation.

3.6.05: Anaconda City Study Area

Existing parks and recreation facilities, as well as present deficiencies and future needs are shown in Table III-G. Projections of need are based on criteria of Table III-F and population estimates of Chapter Two. As noted in the table, the city has adequate community park acreage in Washoe Park, presently maintained by the Anaconda Company. Washoe Park contains greenhouse, tennis courts, a baseball field with grandstands, picnic tables and some playground equipment. The Anaconda Fish Hatchery, operated by the Montana Fish and Game Department, is located at the southeast corner of Washoe Park.

Looking at playgrounds and neighborhood parks, the problem is one of both inadequate facilities and geographical location. Figure III-1 shows the recom-



ANACONDA STUDY AREA

0 500 1000
SCALE IN FEET

Figure III-1

LEGEND

0 SCHOOLS

1. Senior High
2. Junior High & Daly
3. Central High
4. Lincoln
5. St. Peter's
6. Bryan
7. St. Paul's
8. Washington
9. St. Joseph's
10. W. K. Dwyer

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Comprehensive Grant Contract No. CPA-MT-08-00-0054-300.1
Prepared under contract for the Department of Planning and Economic Development, State of Montana and the Deer Lodge County Planning Board.
The preparation of this map was financed in part through the Urban Planning Grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954 as amended

DEER LODGE COUNTY
OMPREHENSIVE PLANNING PROGRAM

EXISTING COMMUNITY FACILITIES AND PLAN

NORTHWEST PLANNERS
HELENA, MONTANA

It is recommended that the fire hall park area be developed to provide playground equipment for young children, a picnic area with multi-purpose game areas with equipment for usch activities as horseshoes, tetherball, tennis, and other similar types of activities. The existing ball field should be improved as part of the overall site development plan.

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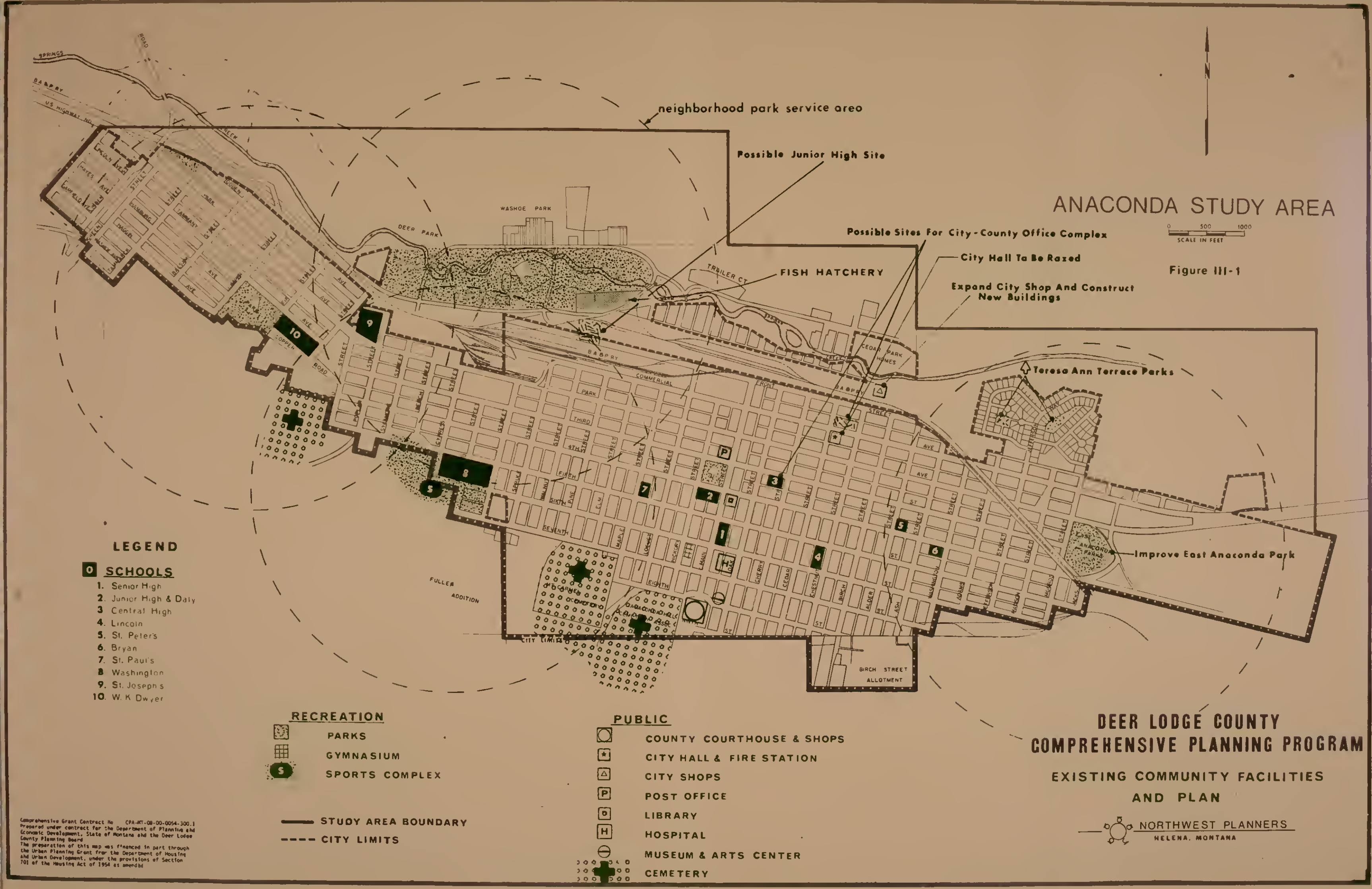

Figure III-1

LEGEND

■ SCHOOLS

1. Senior High
2. Junior High & Daly
3. Central High
4. Lincoln
5. St. Peter's
6. Bryan
7. St. Paul's
8. Washington
9. St. Joseph's
10. W. K. Dwyer

RECREATION

- ▨ PARKS
- ▦ GYMNASIUM
- S SPORTS COMPLEX

PUBLIC

- ○ COUNTY COURTHOUSE & SHOPS
- ★ CITY HALL & FIRE STATION
- △ CITY SHOPS
- P POST OFFICE
- ◘ LIBRARY
- H HOSPITAL
- ⊖ MUSEUM & ARTS CENTER
- ✚ CEMETERY

—— STUDY AREA BOUNDARY

---- CITY LIMITS

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

EXISTING COMMUNITY FACILITIES
AND PLAN

NORTHWEST PLANNERS
HELENA, MONTANA

Comprehensive Grant Contract No CPA-MT-08-00-0054-300.1
Prepared under contract for the Department of Planning and Economic Development, State of Montana and the Deer Lodge County Planning Board
The preparation of this map was financed in part through the Urban Planning Grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954 as amended

TABLE III-G

ANACONDA CITY STUDY AREA

PARKS AND RECREATION FACILITIES AND NEEDS

Facilities by Type	Existing Acreages	1973 Need (Acres)	1995 Need (Acres)
PLAYGROUNDS AND NEIGHBORHOOD PARKS	27.9	37	43.6
Ogden Street Park	1.5		
East Anaconda Park	6.8		
Jaycee Park (W. K. Dwyer)	6.9		
Teresa Ann Terrace	2.95		
Cedar Park Homes	0.2		
School Sites[1]	10.0		
PLAYFIELDS	7.2	16	18.7
Mitchell Stadium Sports Complex	5.1		
Kennedy Commons	2.1		
COMMUNITY PARKS	51.0	37	43.6
Washoe Park	51.0		
SPECIAL	----	----	----
Memorial Gym	2.1		
Fish Hatchery	----		

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[1] Approximate acreage not covered by buildings.

Sources: 1969 Anaconda Comprehensive Plan

Aerial Photos, 1970

Northwest Planners

mended half-mile radius walking distances from the large neighborhood parks, school sites, and Washoe Park. The west end of the city is well served by park facilities. The fare east end will be served adequately when improvements to be provided at the East Anaconda Park are completed. This leaves an area roughly between Locust and Alder Streets, with a high population density (Figure II-2), inadequately served by park facilities (although there are three elementary school playgrounds in the area). About 3,300 people live in this area. To meet critieria of Table III-F, almost 11¼ acres (or five city blocks) of playgrounds and neighborhood parks would be needed.

Providing these facilities in the area mentioned above would be very difficult. Not only would people be displaced from their homes, but whatever tax revenue is generated now will be replaced by costs to the city of acquiring land, demolition, park development, and operation. Accordingly, the Land Use Plan for the study area (taken from the Neighborhood Development Program maps) shows very little park development in this area.

Playfields in the study area include:

1. American Legion field (hardball and softball) in Washoe Park.
2. Tennis courts in Washoe Park
3. Kennedy Commons.
4. Softball field new W. K. Dwyer School.
5. A football stadium, running track, two ballfields, football practice and workout areas in the Mitchell Stadium sports complex.

The community will have adequate playfield facilities when all the above facilities are operational. Consideration should be given to a softball field for the East Anaconda Park.

Memorial Gym, owned by School District 10, is used by both students and the public. It contains the only swimming pool in town, a gymnasium, and space for other indoor sports. It is located a half block from the Senior High School and two blocks from the Junior High School. Future site expansion or renovation of this facility will depend upon final plans adopted for the school system.

Under consideration by the city is a new outdoor swimming pool - separately or in conjunction with a new junior or senior high school.

A private nine-hole golf course near Opportunity is heavily used by Anaconda residents. At 117 acres, the present site would have adequate area for an eighteen hole course.

3.6.06: Rural County

Outside the four designated study areas, recreation facilities or areas consist of:

1. Lost Creek State Park.
2. Sportsman Park Fishing Access Site.
3. Fishtrap Creek Fishing Access Site.
4. Seven Forest Service and Fish and Game Capgrounds.
5. Wraith Hill Ski Area.
6. Sundance Lodge.
7. Anaconda Rifle Club.
8. Anaconda Gun Club.
9. Girl and Boy Scout Camps.
10. Deep Creek Ski Area
11. A ball field and park at Galen.

12. Playground equipment, a park, a ball field, tennis courts, and a gymnasium at Warm Springs.
13. Pintlar Wilderness Area.

Gregson-Fairmont Hot Springs and the Rumsey Mountain Ski Area are outside the county, but will have direct impacts upon it, both economically and recreation-wise.

Improvements to and expansions of facilities at Lost Creek State Park is recommended in the 1973 edition of the Statewide Outdoor Recreation Plan. Presently, only five picnic units and twentyone camping units are located in this scenic park. Also recommended are improvements to the county road leading to the park.

Given the difficulties inherent in outdoor recreation planning for a rural area, coordination among the various agencies involved is essential. Current federal policies regarding the location of federally assisted recreation areas are more stringent than before. More attention is paid to environmental impacts and coordination with local agencies is required.

The scale of the Rumsey Mountain and Gregson projects suggests that "spin-off" developments such as commercial campgrounds, overnight trailer parks and other faciliities for tourists may be needed in Deer Lodge County. Each "spin-off" development should be evaluated on its own merits.

Section 3.7: TRANSPORTATION

3.7.01: City - County Airport

The City - County Airport is located north of F.A.P. 47 about one and a half miles northeast of its intersection with Highway 10-A. Presently, a 4,500 foot runway roughly paralleling F.A.P. 47 is paved, with a turnaround, apron and hangar at the southwest end. Another paved apron has been built off this runway. A

3,300 turf runway has been built in the north-south direction. Under the Basic Utility Stage 2 designation of the 1969 National Airport Plan, the airport could have an ultimate layout of two 6,000 foot paved runways with all associated lights, taxiways, clear zones, etc. Development around the airport should be limited to uses compatible with the airport - agriculture and industry.

3.7.02: Rail and Bus Service

Anaconda is the home office of the Intermountain Bus Company, which serves most of Montana, with connections to Canada and all bordering states. Its building on Main Street house the clerical staff and maintenance shops.

Tracks of the Butte, Anaconda, and Pacific Railroad, Burlington Northern, and the Chicago, Milwaukee, St. Paul and Pacific Railroad pass through the county. Most of the service provided by these lines is freight. Amtrak does run three passenger trains a week on Burlington Northern Lines.

chapter 4

THOROUGHFARES

CHAPTER FOUR

THOROUGHFARES

Section 4.1: GENERAL

The County Thoroughfare System has been a major factor in the past development trends in the County. Major residential developments outside of the City of Anaconda, such as the communities of West Valley and Opportunity, have been made possible because of the high level of access provided by U. S. Highway 10-A. To some extent, Interstate 90 has lowered the economic base of the County. This is verified by the Land Utilization and Marketability Study which shows that an estimated 750 persons commute from outside the County to jobs at the smelter and state hospitals. This cannot be fully attributed to the high service transportation facilities because another major factor is a shortage of housing in Deer Lodge County. Rapid transportation and the housing shortage have combined to cause a high level of commuter employment, which is an outmigration of local dollars. Steps are being taken to allevaite the housing situation which will localize a larger portion of the labor force.

The Thoroughfare Plan has been developed based on projected demands of both local and transient travel. The future land use plan has been used to determine future local traffic generators. Based on transportation studies throughout the state, it is possible to estimate the number of trips that the various types of land uses will produce and attract. For example, a dwelling unit will generate six to seven trips per day. This has been determined by actual interviews in various communities in Montana. By using the projected distribution of dwelling units in the County, it is possible to estimate the future traffic that can be expected in the County.

Transient travel is of two types: 1) through traffic which is passing through the area destined for an area outside the County; and 2) traffic from the outside the County that is bound for a destination in the County. A good example of the latter traffic would be a Butte resident destined for Georgetown Lake. This type of travel can be estimated from land use trends. Extensive recreational development in the Georgetown Lake area will attract an increasing amount of traffic. Through traffic is normally estimated based on historical trends which are determined by permanent counters maintained by the State Highway Department. The completion of Interstate 90 will have an added impact on the amount of traffic passing through the County. It will also increase the number of trhough trips with a local stop for convenience items such as - gasoline, sightseeing, or overnight facilities. These trips have been estimated based on similar circumstances in other areas.

The Thoroughfare Plan provides a basis for future improvements. It has been developed to complement the Land Use Plan. By continuing to update and follow the Thoroughfare Plan, major road and street improvements can be programmed and implemented in a systematic way rather than on a crisis basis.

Section 4.2: EXISTING THOROUGHFARES

The Montana Department of Highways maintains a continuing inventory of the County Thoroughfare System. The most recent data available was collected in 1971. This data has been used as a base for this study.

To facilitate the analysis of the thoroughfare system, it is helpful to divide the roads in the system into functional categories. The functional categories used in this study are freeways, arterials, collectors, and local access. The facilities in each of these functional categories has an assigned function;

for example, primary arterials function primarily as carriers of through traffic, access to adjacent land should be limited. The land access function should be provided by the collector and local access street systems. Analysis of the existing system and development of a future thoroughfare system will be based upon the following functional definitions.

Freeways

- Provide for rapid movement of large volumes of traffic between major population and employment centers.
- Function solely to move traffic with a minimum of conflicts.
- Access and egress is provided at specified points.
- Freeway design provides a minimum of four moving traffic lanes and a dividing median to separate directional flows.

Rural Arterials

- Connect centers of population and economic activity with each other and with the state system.
- Carry the relatively heavier corridor type of traffic movements (refers either to present traffic or to potential traffic which may await proper improvement of the route).
- Occur at reasonably regular intervals to collect traffic from roads of lesser importance.
- Form logical connections with routes of equal importance in adjacent counties.
- Connect with the major street systems of the urban places served.
- Form a truly integrated network of arterial routes with as few open ends as possible. (Terrain barriers on land development patterns may require some stub routes).

Rural Collectors

- Occur at reasonably regular intervals to collect traffic from local roads and channel it into the arterial road system.
- Serve minor population centers not feasibly served by the arterial routes.

Rural Local Roads

- Provide direct access to the abutting properties.

The following table shows the functional classification and general physical characteristics of each facility making up the Major Rural Thoroughfare System (Figure IV-1). Portions of the system located in the City of Anaconda are shown on the detailed plan for that area. Roads in West Valley and Opportunity are shown on maps for those study areas. The numbering system correspons to that used by the Montana Department of Highways.

TABLE IV-A

DEER LODGE COUNTY RURAL THOROUGHFARE SYSTEM

Facility	Functional Classification	Section Limits From - To	Length (Miles)	Surface Type	Average Width (Feet)	Average 1972 Daily Traffic*
U.S. 10-A	Freeway	I-90 to E. citv limits of Anaconda.	7.1	Paved	76	3,380
I-90	Freeway	E. county line to Stewart St. overpass.	11.3	Paved	76	4,860
U.S. 10-A	Arterial	W. city limits of Anaconda to Deer Lodge Co. line.	17.7	Paved	30	2,215

Comprehensive Grant Contract No. CPA-MT 08-00-0004 [illegible]
Prepared under contract for the Department of Planning and Economic Development, State of Montana and the Deer Lodge County Planning Board
The preparation of this map was financed in part through the Urban Planning Grant from the Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954 as amended

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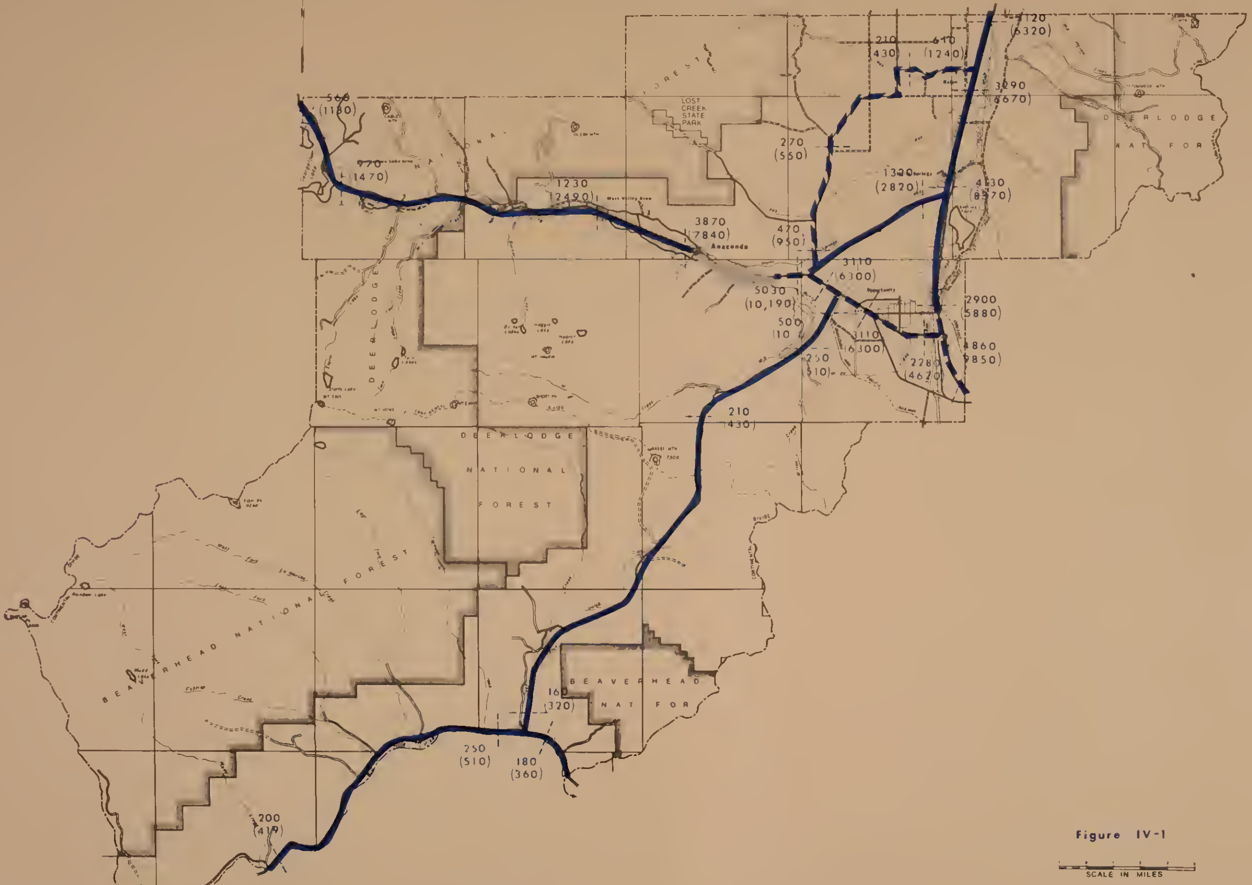
DEER LODGE COUNTY



LEGEND

- ▬ ▬ FREEWAY
- ▬▬ ARTERIAL
- ▰ ▰ COLLECTOR
- 000 1972 AVERAGE DAILY TRAFFIC
- (000) 1990 AVERAGE DAILY TRAFFIC

Figure IV-1

SCALE IN MILES

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

EXISTING MAJOR RURAL
THOROUGHFARES

NORTHWEST PLANNERS
HELENA MONTANA

TABLE IV-A (continued)

Facility	Functional Classification	Section Limits From - To	Length (Miles)	Surface Type	Average Width (Feet)	Average 1972 Daily Traffic*
U.S. 10	Arterial	Stewart St. overpass to N. county line	6.2	Paved	24	3,360
FAP 46	Arterial	S.E. county to S.W. county line	15.0	Paved	24	210
FAP 47	Arterial	U.S. 10-A to U.S. 10	6.2	Paved	24	1,620
FAS 274	Arterial	U.S. 10-A to FAP 46	22.0	Paved	24	280
FAS 273	Collector	FAS 47 to U.S. 10	12.6	Paved	25	385
Total Freeway			18.4			
Total Arterial			67.1			
Total Collector			12.6			
Total Rural System			98.1			

* Estimated from 1971 counts

U.S. 10-A - This route begins at an interchange with I-90, proceeds west through Anaconda to Georgetown Lake and then swings northward through Phillipsburg to again, connect with I-90 near Drummond.

The section of this route from I-90 to the Anaconda city limits is four-lane and serves as the primary eastern access to the city.

Traffic volumes on this section range from 2,300 vehicles per day at the I-90 interchange to 5,000 vehicles per day at the east Anaconda city limits.

This section had a total of eighteen accidents in 1971. Fourteen of these accidents involved personal injury to eighteen persons. Total property damage was $2,120 with an estimated economic loss of $185,920.

One fatality occurred in 1971 on the section between Opportunity and Montana Highway 48. This fatality was an angle collision which indicates that it involved a vehicle entering the major highway.

The section of this route from the west Anaconda city limits to the Granite County line serves, within Deer Lodge County, as an access route to the West Valley and Georgetown Lake. Traffic volumes on this section range from 3,800 vehicles per day at the west Anaconda city limits to 550 at the Granite County line.

A total of twenty-nine accidents occured on this section in 1971. Sixteen of the accidents involved personal injury to twenty-seven persons. Property damage was $5,280 with an estimated economic loss of $140,980. There was one fatality in 1971 at a location about two miles west of the city limits. The accident was a head-on collision.

I-90 - This route is part of the east-west interstate system which connects Minneapolis and Seattle. Its major effect on Deer Lodge County is the provision of a high speed link to Butte and the generation of tourist and through traffic.

The remainder of I-90 through Deer Lodge County and north to Drummond is tentatively scheduled for contract by 1974 and completion by 1976.

Traffic volumes on I-90 within the county range from 4,860 vehicles per day at the south county line to 2,880 just north of the Anaconda interchange. The section passing Warm Springs carrys 3,240 vehicles per day.

During 1971, there were twenty-three accidents on this route within Deer Lodge County. Thirty-one persons were injured with property damage totaling $5,720 and an estimated economic loss of $101,820. No fatalities occurred on this section in 1971.

FAP 46 - This route begins at an interchange with I-15 at Divide and proceeds westward along the Big Hole River to Wisdom and the Big Hole National Battlefield to its' termination at U.S. 93 at the Idaho border. Locally, this is a farm to market road connecting the Big Hole Valley with Butte. The fifteen mile portion of this route north of the Big Hole River lies in Deer Lodge County. Regionally, FAP 46 is a major recreation route providing access to the Big Hole River which is a highly productive trout stream and a popular tourist camping area.

Traffic volumes on this route range from 180 vehicles per day just east of the intersection FAS 274 to 245 vehicles per day west of this intersection.

Two accidents occurred on the Deer Lodge County portion of this route in 1971, resulting in no injuries and property damage of $440.

FAP 47 - This 6.2 mile route intersects U.S. 10-A at a point 1.5 miles east of the Anaconda city limits and proceeds northeast to connect with I-90 at a point 0.8 miles south of Warm Springs. This route provides a shortcut of 4.7 miles over the alternate route by way of U.S. 10 to I-90 and I-90 north.

A total of three accidents occurred on this route in 1971, resulting in no injuries and property damage of $1,320.

FAS 273 - This route intersects with FAP 47, 0.4 miles northeast of U.S. 10-A and proceeds north for 12.6 miles to intersect with I-90. This is primarily a collector serving the Lost Creek area.

Traffic volumes on this route range from 600 vehicles per day just west of I-90 to 220 vehicles per day west of Galen. The volume north of the intersection with FAP 47 is 470 vehicles per day.

FAS 274 - This route begins at an intersection with U.S. 10-A, 2.7 miles east of Anaconda and proceeds south for 22.0 miles to intersect with FAP 46. This route serves as a farm to market road connecting the Big Hole Valley with the city of Anaconda. It also serves as a major recreation route connecting the city of Anaconda to recreation areas along the Big Hole River.

Traffic volumes range from 500 vehicles per day just south of its intersection with U.S. 10-A to 160 vehicles per day north of FAP 46.

Section 4.3: EXISTING TRAFFIC VOLUMES

Traffic counts were taken at selected locations throughout the county by the Montana Department of Highways. These counts have been used to prepare traffic flow maps showing 1972 volumes on the major thoroughfare system (Figure IV-1). The 1972 volumes in this report are factored from 1971 counts using a growth factor of four percent (4%).

One measure of the adequacy of a roadway is the comparison of traffic volume to the roadway capacity. Capacity is seldom a critical factor for roadways carrying less than 5,000 vehicles per day. The only areas where such volumes occur in Deer Lodge County is within the city limits of Anaconda and between the east city limits and Montana Highway 48. The highest volumes occur on Park and Commercial Avenues between Cedar and Main Streets where volumes reach 7,300 and 6,000 vehicles per day, respectively.

The highest traffic volume outside of the city of Anaconda (5,030 vehicles per day) occurs on U.S. 10-A just west of Montana Highway 48.

A method for setting priorities for construction and maintenance of the low volume roads under the County's jurisdiction is shown in the Major Rural Thoroughfare Plan section of this report. Traffic volume is one of the variables suggested to determine priority.

Section 4.4: FUTURE TRAFFIC VOLUMES

Figure IV-1 shows 1972 and 1990 traffic volumes. The 1990 traffic volumes are based on an average increase of four percent (4%) per year.

The highest projected volume on a rural highway section occurs on U.S. 10-A east of the Anaconda city limits. A volume of 10,190 vehicles per day is projected for this section by 1990. The capacity of this section is 19,000 vehicles per day. All other sections of the rural major thoroughfare network have sufficient capacity to handle 1990 traffic.

The highest projected volume on an urban section occurs on Park Avenue between Cedar and Main Streets. A volume of 16,600 vehicles per day is projected for 1990. The calculated capacity of this section operating at a free flowing level of service is 11,000 vehicles per day. There will be a need for improvements to the street system to serve the projected volumes.

Section 4.5: ACCIDENTS

The route description section of this report described briefly the 1971 accident experience on each section of the rural major thoroughfare system. This section contains a more detailed analysis of accidents at the five highest locations. Accident data for 1972 is not available at this time so this analysis is based upon accidents occurring in the three year period from 1969 through 1971. Detailed accident data for those locations by milepost mileage where two or more accidents occurred for the years 1969, 1970, and 1971, was obtained from the Montana Department of Highways. The tabulation combines accidents occurring within 1/10 of a mile of the same milepost.

Table IV-B summarizes 1971 accidents in Deer Lodge County.

TABLE IV-B

ACCIDENT SUMMARY - DEER LODGE COUNTY 1971

Number of Accidents

Property Damage	Injury	Fatal	Total
33	40	2	75

Number of Persons

Injured	Killed
84	3

Cost of Accidents

Property Damage	Economic Loss
$14,520	$430,920

Table IV-C is a summary of the five highest accident locations on federal aid highways in Deer Lodge County. Accidents are tabulated for 1.2 mile sections.

TABLE IV-C

ACCIDENT SUMMARY FOR FIVE HIGHEST ACCIDENT SECTIONS - DEER LODGE COUNTY

No.	Location	Road Surface	Number of Accidents	Month	Year	Day	Hour	Group	Character of Road	Type
1	10-A - 0.4 mile to 0.8 mile west of Anaconda city limits. Generally in the vicinity of the Warm Springs Creek Bridge	Dry	16	August	1970	Thursday	24	Injury	Straight	Same Direction
		Dry		May	1971	Sunday	03	Property Damage	Straight	Opposite Direction
		Wet		June	1971	Sunday	02	Injury	Straight	Ran off Roadway
		Icy		December	1971	Friday	21	Property Damage	Straight	Same Direction
		Dry		June	1969	Saturday	21	Injury	Straight	Same Direction
		Icy		January	1969	Thursday	17	Property Damage	Straight	Same Direction
		Dry		June	1971	Saturday	14	Injury	Straight	Same Direction
		Dry		January	1971	Friday	18	Injury	Straight	Opposite Direction
		Dry		April	1969	Saturday	02	Injury	Straight	Ran off Roadway
		Icy		January	1969	Wednesday	02	Property Damage	Straight	Same Direction
		Icy		January	1969	Wednesday	04	Property Damage	Straight	Fixed Object
		Icy		January	1969	Wednesday	04	Property Damage	Straight	Same Direction
		Dry		January	1970	Thursday	16	Property Damage	Straight	Same Direction
		Dry		June	1969	Wednesday	21	Injury	Straight	Same Direction
		Dry		April	1969	Saturday	13	Property Damage	Straight	Same Direction
		Dry		July	1969	Monday	03	Property Damage	Straight	Ran off Roadway
2	10-A - 1.4 miles to 2.1 miles west of Anaconda city limits. Generally the West Valley access area.	Dry	11	August	1971	Tuesday	12	Property Damage	Straight	Ranoff Roadway
		Dry		August	1969	Saturday	18	Property Damage	Straight	Angle
		Dry		August	1969	Sunday	02	Injury	Straight	Opposite Direction
		Dry		March	1970	Friday	22	Injury	Straight	Ran off Roadway
		Dry		August	1970	Sunday	16	Injury	Straight	Same Direction
		Dry		November	1970	Sunday	03	Injury	Straight	Animal
		Dry		April	1971	Thursday	16	Property Damage	Straight	Opposite Direction

TABLE IV-C (continued)

No.	Location	Road Surface	Number of Accidents	Month	Year	Day	Hour	Group	Character of Road	Type
(2)		Dry		March	1969	Saturday	01	Injury	Straight	Ran off Roadway
		Dry		November	1971	Saturday	02	Fatality	Striaght	Opposite Direction
		Dry		May	1971	Saturday	02	Injury	Straight	Same Direction
		Icy		December	1971	Sunday	06	Injury	Straight	Ran off Roadway
3	10-A - 4.2 mile to 4.6 miles west of the I-90 interchange. Generally in the vicinity of the intersection of FAS 274.	Dry	12	January	1970	Saturday	12	Property Damage	Straight	Ran off Roadway
		Dry		November	1969	Saturday	24	Property Damage	Straight	Animal
		Dry		October	1970	Saturday	22	Property Damage	Straight	Animal
		Dry		October	1970	Saturday	22	Property Damage	Straight	Animal
		Dry		November	1971	Monday	24	Injury	Straight	Angle
		Oily		December	1969	Friday	03	Injury	Straight	Angle
		Dry		July	1969	Tuesday	17	Injury	Straight	Angle
		Icy		December	1969	Wednesday	09	Injury	Straight	Ran off Roadway
		Dry		November	1970	Saturday	21	Property Damage	Straight	Animal
		Dry		November	1970	Saturday	21	Property Damage	Straight	Animal
		Dry		October	1970	Saturday	19	Injury	Straight	Animal
		Dry		November	1969	Thursday	22	Injury	Straight	Animal
4	10-A - 0-1 mile to 1.1 miles east of the Anaconda city limits.	Dry		August	1970	Sunday	21	Injury	Straight	Ran off Highway
		Dry		May	1971	Friday	07	Injury	Straight	Ran off Highway
		Dry		January	1971	Friday	18	Injury	Straight	Same Direction
		Dry		May	1969	Saturday	23	Injury	Straight	Non-collision
		Dry		February	1970	Friday	23	Injury	Straight	Same Direction
		Dry		November	1969	Monday	21	Property Damage	Straight	Same Direction
		Wet		October	1970	Friday	17	Property Damage	Straight	Ran off Roadway
		Dry		June	1971	Saturday	18	Injury	Straight	Same Direction

TABLE IV-C (continued)

No.	Location	Road Surface	Number of Accidents	Month	Year	Day	Hour	Group	Character of Road	Type
5	10-A - 1.2 miles to 1.8 miles east of Anaconda city limits. Generally in the vicinity of the intersection of FAP 47.	Dry	7	May	1970	Wednesday	03	Property Damage	Straight	Animal
		Dry		May	1970	Saturday	11	Injury	Straight	Ran off Highway
		Dry		January	1971	Friday	16	Injury	Curve	Same Direction
		Dry		March	1971	Saturday	21	Injury	Curve	Opposite Direction
		Icy		November	1971	Saturday	03	Injury	Straight	Ran off Highway
		Dry		June	1971	Sunday	23	Injury	Curve	Same Direction
		Dry		September	1969	Friday	18	Injury	Curve	Same Direction

Source: Accident Report on Montana's Rural Primary Highway System, 1971: prepared by the State of Montana Department of Highways, Planning and Research Bureau in cooperation with the U.S. Department of Transportation, Federal Highway Administration.

The highest accident location on the federal aid highway system in Deer Lodge County is just west of the Anaconda city limits. Sixteen accidents occurred in a 0.4 mile section centering around the Warm Springs Creek Bridge. A summary of the pertinent facts related to these accidents follows:

- Nine accidents occurred in the spring or summer months and seven in the winter months. No accidents occurred during the months of September, October, or November.
- Ten of the accidents occurred on dry pavement and six when the pavement was wet or icy.
- Four of the six accidents occurring on wet or icy pavement involved vehicles traveling in the same direction. The other two involved running off the road and a collision with a fixed object.
- Six of the accidents occurring during the spring and summer months happened on Friday, Saturday or Sunday.
- Thirteen of the accidents occurred during dusk or after dark. Eight occurred after midnight with seven of these taking place between 2 and 4 A.M.
- Nine of the accidents involved property damage only. The remaining seven involved personal injuries as well as property damage.

The West Valley area experienced eleven accidents on a 0.7 mile section of U.S. 10-A extending from 1.4 to 2.1 miles west of the Anaconda city limits. These accidents had the following characteristics:

- Eight of the accidents occurred during the spring and summer. Seven of the accidents occurred during the weekend.

- Six of the accidents involved collisions between two vehicles. Three involved vehicles running off the road.
- Seven accidents resulted in injuries, one head-on collision was fatal and the remaining three accidents resulted in property damage.
- Six of the accidents occurred during hours of darkness.

The 0.4 mile section of U.S. 10-A centered around the intersection of FAS 274, the secondary road connecting 10-A to the Big Hole Valley, is the third highest accident location in the county. Twelve accidents occurred at this location during the three year period from 1969 through 1971. These accidents had the following characteristics:

- Eight accidents occurred during the fall. Seven occurred on weekends and seven took place during hours of darkness.
- Seven of the accidents involved a collision with an animal. Three were angle collisions.
- Six accidents involved injuries and six were property damage accidents.

The remaining two high accident locations are combined for analytical purposes. These two sections extend from just east of the Anaconda city limits to just east of FAP 47. A total of fifteen accidents occurred on this 1.7 mile section during the three year period.

- Nine of the accidents occurred in the spring and summer. Eight accidents happened at night.
- Thirteen accidents occurred on Friday, Saturday or Sunday.
- Seven of the accidents were rear end collisions.
- All but three of the accidents resulted in injuries.

Section 4.6: MAJOR THOROUGHFARE PLANS

The Major Thoroughfare Plan has been divided into two elements: 1) The Rural Thoroughfare Plan (Figure IV-2) which covers all areas in the county excluding Opportunity and the city of Anaconda; and 2) The Urban Thoroughfare Plan (Figure IV-3) which covers the city of Anaconda. The community of Opportunity is covered in the separate publication entitled, "Opportunity Land Use Plan".

4.6.01: Major Rural Thoroughfare Plan

A comparison of existing system capacity with 1990 traffic volumes reveals no areas in the county where the future volume will exceed the present capacity. The Rural Thoroughfare Plan (Figure IV-2) has been developed based on analysis of the existing system including the following factors:

- Future traffic volumes
- Surface condition
- Area access needs
- Accident rate
- General operating conditions

The following improvements are recommended:

- Upgrade U.S. 10-A in the West Valley area.

  The section of U.S. 10-A beginning at the west Anaconda city limits and extending approximately 2.5 miles west had twenty-seven accidents in the three year period from 1969 through 1971. Continued residential growth in this area as well as increased recreational travel will cause traffic to increase to an average of 5,170 vehicles per day by 1990. Sixty-three percent of the accidents on this section occurred during the spring and

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4.6.01: Major Rural Thoroughfare Plan

A comparison of existing system capacity with 1990 traffic volumes reveals no areas in the county where the future volume will exceed the present capacity. The Rural Thoroughfare Plan (Figure IV-2) has been developed based on analysis of the existing system including the following factors:

- Future traffic volumes
- Surface condition
- Area access needs
- Accident rate
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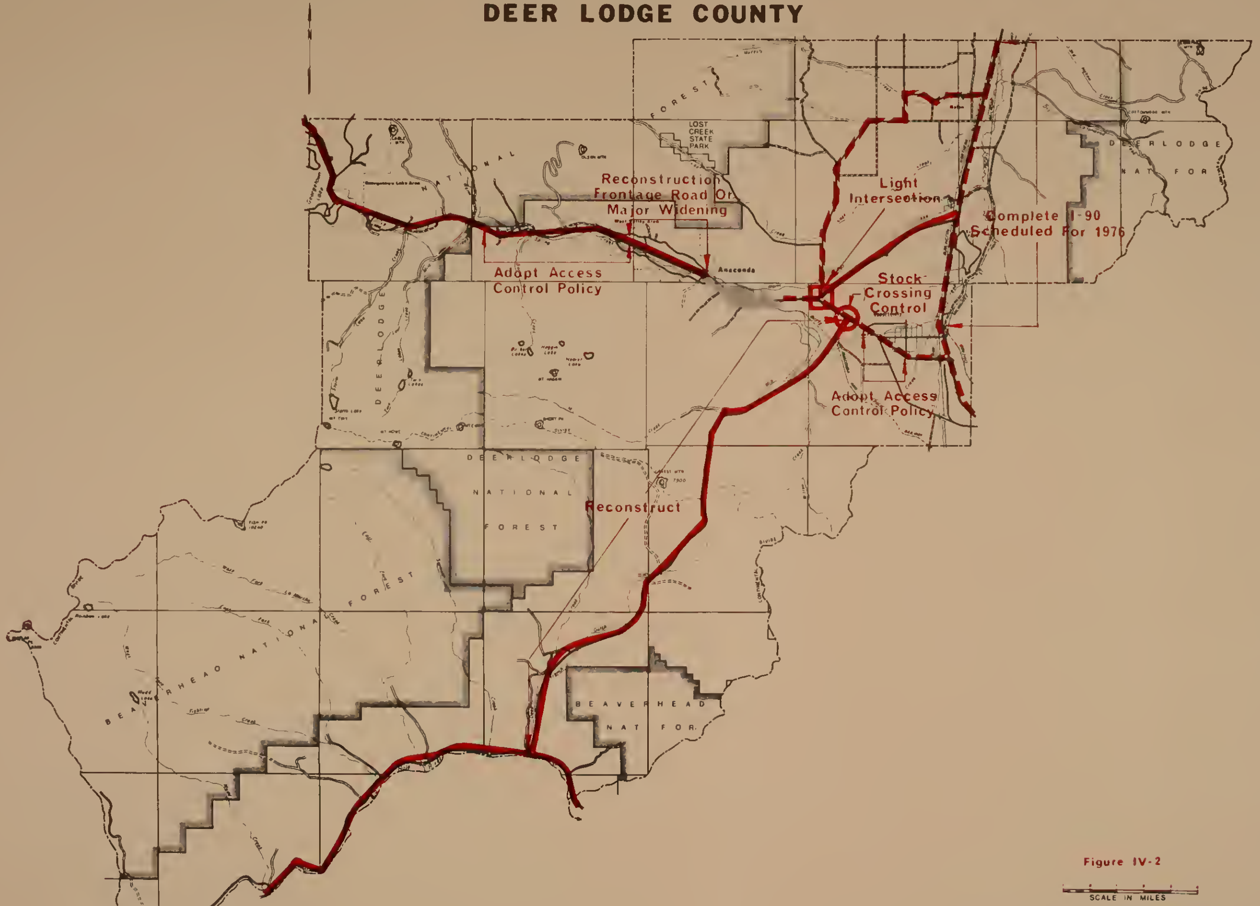
The following improvements are recommended:

- Upgrade U.S. 10-A in the West Valley area.
  The section of U.S. 10-A beginning at the west Anaconda city limits and extending approximately 2.5 miles west had twenty-seven accidents in the three year period from 1969 through 1971. Continued residential growth in this area as well as increased recreational travel will cause traffic to increase to an average of 5,170 vehicles per day by 1990. Sixty-three percent of the accidents on this section occurred during the spring and

DEER LODGE COUNTY



LOST CREEK STATE PARK
Reconstruction Frontage Road Or Major Widening
Light Intersection
Complete I-90 Scheduled For 1976
Adopt Access Control Policy
Anaconda
Stock Crossing Control
Adopt Access Control Policy
Reconstruct
DEER LODGE NATIONAL FOREST
DEER LODGE NAT. FOR.
BEAVERHEAD NATIONAL FOREST
BEAVERHEAD NAT. FOR.
CONTINENTAL DIVIDE

LEGEND

▬ ▬ FREEWAY
▬▬ ARTERIAL
▰▰ COLLECTOR

Figure IV-2

SCALE IN MILES

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

MAJOR RURAL
THOROUGHFARE PLAN

NORTHWEST PLANNERS
HELENA MONTANA

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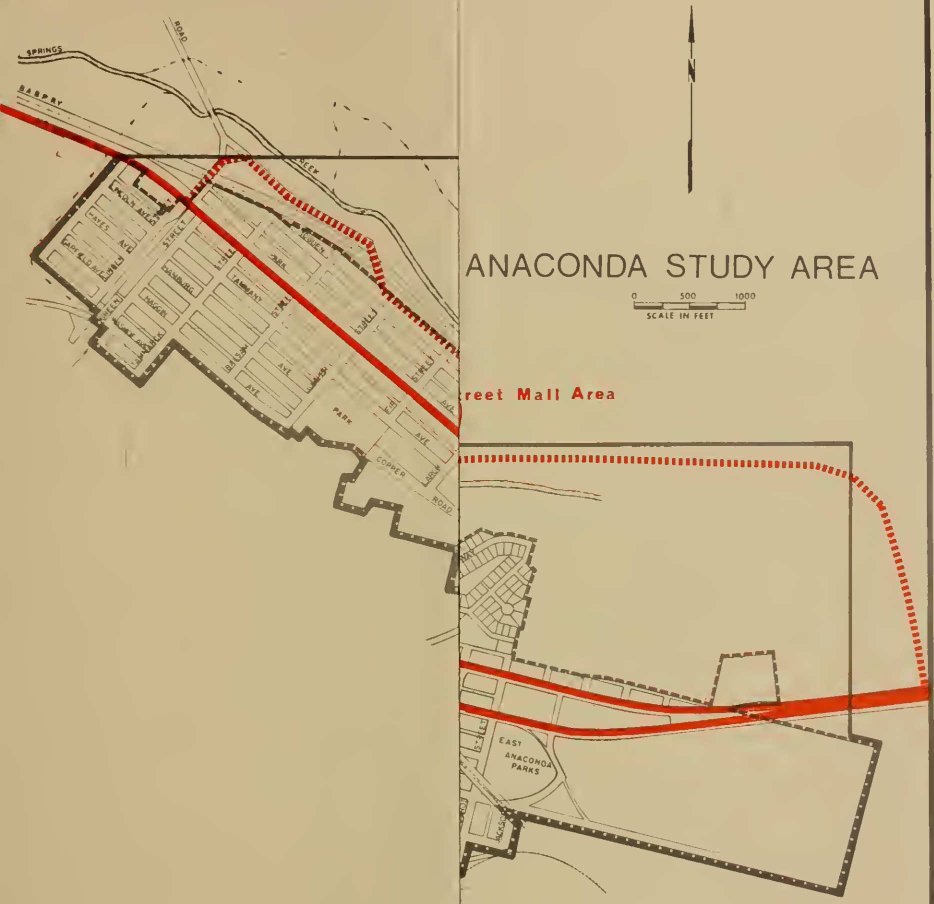

ANACONDA STUDY AREA

Figure IV-3

DEER LODGE COUNTY
MPREHENSIVE PLANNING PROGRAM

MAJOR URBAN AREA
THOROUGHFARE PLAN

NORTHWEST PLANNERS
HELENA, MONTANA

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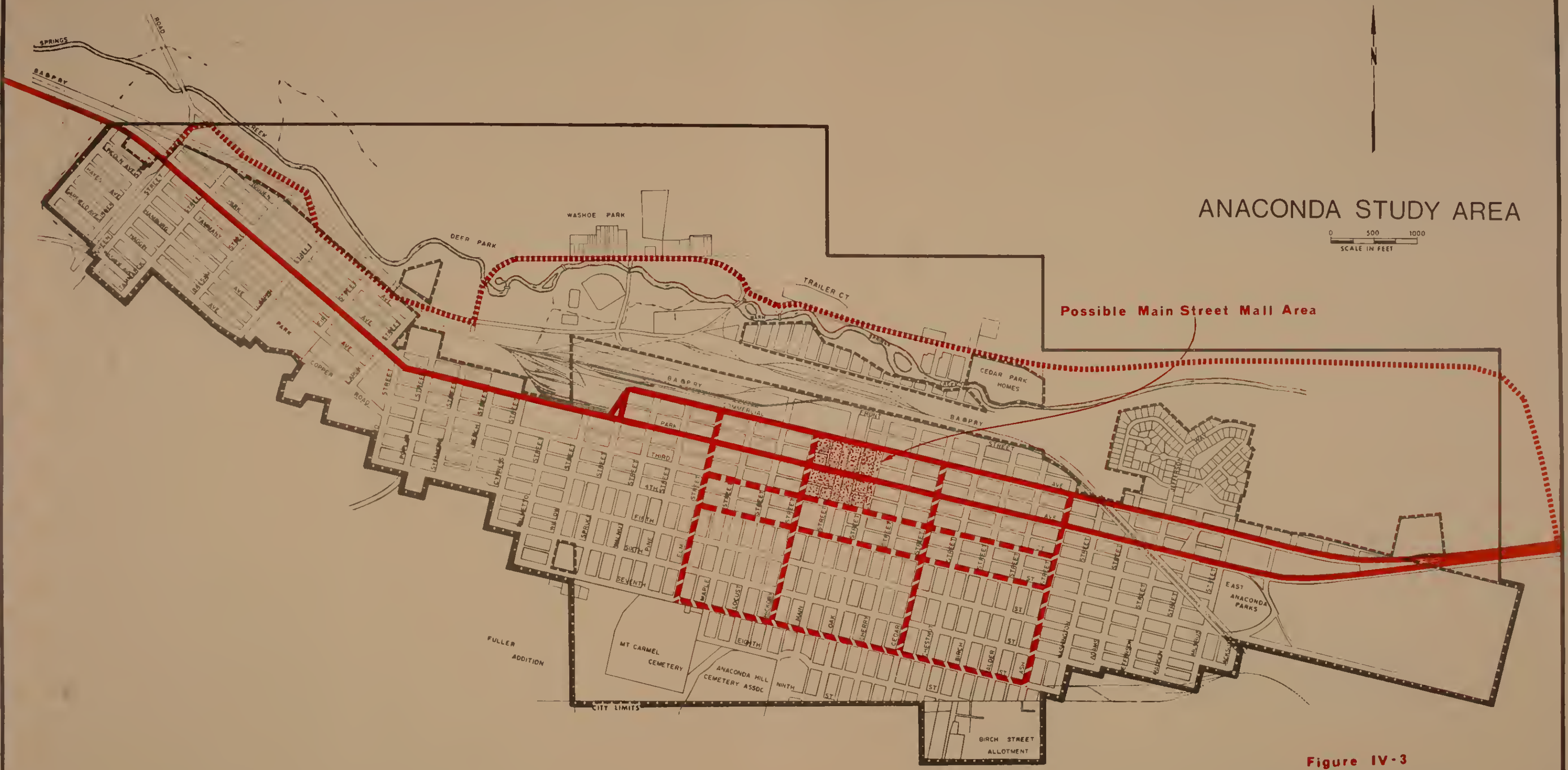

Figure IV-3

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

MAJOR URBAN AREA
THOROUGHFARE PLAN

NORTHWEST PLANNERS
HELENA, MONTANA

LEGEND

- PRIMARY ARTERIAL
- SECONDARY ARTERIAL
- COLLECTOR
- TRUCK BYPASS

- STUDY AREA BOUNDARY
- CITY LIMITS

*See text for recommended improvements

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summer on Friday, Saturday, or Sunday. This indicates a high involvement of recreational traffic.

There are fifty-seven access drives within the section. Forty-eight percent of the accidents were either rear-end or angle collisions which indicates that vehicles entering or leaving U.S. 10-A were involved.

Forty-four percent of the accidents involved collision with a vehicle traveling in the opposite direction or running off the roadway. Both of these causes indicate that the travel lanes are too narrow with inadequate shoulders for recovery if a vehicle leaves the travel lane.

There are two possible solutions that should be considered for this section:

1. Widen the roadway, constructing separate turnbays at major access points. Shoulder slopes should be decreased allowing for more maneuver area. A bike and pedestrian way should be constructed on each side of the roadway; or
2. Construct a frontage road to serve the residential areas on each side of U.S. 10-A.

It is recommended that a thorough study be conducted on this section of highway to determine the most feasible construction method.

- Complete I-90 from Stewart Street underpass to Deer Lodge County line. This project is scheduled for bid in 1974 and completion by 1976.

- Reconstruct FAS 274 from U.S. 10-A to FAP 46.
  This secondary highway provides access to the Big Hole Valley. Proposed downtown development in Anaconda will provide a regional shopping center. This route should be upgraded to provide better access to Beaverhead County.

This is also an important recreation route to the Big Hole River.

- Control animal crossing of U.S. 10-A in the vicinity of FAS 274.

  The high incidence of vehicle collision with cattle in this area (58 percent of all accidents) indicates that strict animal crossing controls should be adopted by the County including notification of major crossing periods so county law officers could assist in controlling traffic.

- Install lighting at the intersection of U.S. 10-A and FAP 47.

  There is a high incidence of rear-end collisions in this area. The turn bay from U.S. 10-A to FAP 47 has poor visibility during hours of darkness. With projected volumes of 10,190 vehicles per day on this section, there will be a need for lighting at this location.

- Adopt access control policy.

  The county should adopt an access control policy for the section of U.S. 10-A extending from the west Anaconda city limits to 5.0 miles west of the city limits. A policy governing access to U.S. 10-A from I-90 to the east Anaconda city limits should also be adopted. Residential growth in these two areas has caused an increasing demand for at-grade access to U.S. 10-A. Rear-end and angle collisions make up 48 percent and 35 percent of the accidents occurring on these two sections, respectively. This type of accident indicates a collision with a vehicle leaving or entering the major route. Access to U.S. 10-A should not be allowed from private drives but should be concentrated at a few points. A deceleration and acceleration lane should be added.

Individual access in the West Valley area has been established and major reconstruction will be required to correct the condition.

The community of Opportunity has not established a great number of access points to date. A policy to control access in both areas should be adopted by the County Commissioners.

- Establish a road improvement priority rating system in the county.

In the interest of gaining maximum efficiency and economics in the future improvement and development of Deer Lodge County's street and thoroughfare system, it is recommended that the following point system, or an adaption of this system, be adopted as the official means of evaluating a road for improvements or surface upgrading.

Basis for Road Rating Points

1. Average Daily Traffic

50 to 60 cars per day	6 points
60 t0 70 cars per day	7 points
70 to 80 cars per day	8 points
80 to 90 cars per day	9 points
90 to 100 cars per day	10 points
100 to 110 cars per day	11 points

and so on up to a 25 point maximum

2. Through route or connecting link in the thoroughfare system, or link between two paved arterials. Up to 10 point maximum.

3. School Bus Route. 10 point maximum.

   Points are assigned on the ratio of the length of road used by the school bus to the total length of road. For example, if the school bus travels six miles over a road ten miles in length, the road would receive six points. (6/10 x 10 = 6 points).

4. Main Route. 5 points maximum.

Assignment of points is the same as for school bus route bu divided by 2.

5. Industry served. 10 points maximum.

0 to 5 employees	2 points
5 to 10 employees	4 points
10 to 30 employees	6 points
30 to 45 employees	8 points
45 and up	10 points

6. Recreation served. 15 points maximum

Route to major recreation area. (1 to 10 points)

Importance of area should be relative to other areas in the county and should be based on the number of persons actually using the area for recreational purposes and estimates of the number of persons who might use the area if access was improved or provided into the area.

Average length of recreation season. (5 points maximum)

1/2 point given for each month of the average length of the season; i.e., an area used exclusively for hunting for only two months a year would receive only 1 point. An area used for boating, fishing, and swimming for six months and ice fishing for two months would receive 4 points.

7. Houses per mile. No limit.

Actual number of houses divided by the number of miles.

8. Distance from population center. 15 point maximum.

Roads connecting or carrying traffic in the direction of or away from population centers can gain points in the following manner: Draw radii from the center of the urban community at two mile intervals. Rate as follows:

Distance From Center	Size of Population Center 0-500	500-1000	1000-2000	2000-up
0 - 2 miles	2	3	4	5
2 - 4 miles	1	2	3	4
4 - 6 miles	0	1	2	3
6 - 8 miles	0	0	1	2
8 - 10 miles	0	0	0	1

9. Connects surfaced roads. 10 points maximum.

Connects paved roads	10 points
Joins one paved road	6 points
Connects improved gravel roads	3 points
Connects unimproved roads	0 points

10. Right-of-way conditions. 5 points maximum.

Right-of-way more than 60 feet	1 to 5 points
Right of way less than 60 feet	Minus 1 to 5 points

(points assigned at five foot intervals, one point for each five feet above or below 60 feet)

The point rating system should be subjected to careful study by the local planning board and adjustments should be made to meet local conditions. The system is intended to be flexible. The planning board or county road department should be permitted to add or deduct special bonus points to meet special circumstances. In many instances, it would be advisable to rate roads and highways by segments rather than the entire road length. It is essential that uniform design standards for all new improvements and new construction be adopted by the County Planning Advisory Commission if successful plan implementation is to be realized. The adoption of a point rating system would provide an excellent means of insuring a smooth, efficient, economical way of developing streets and thoroughfares in Deer Lodge County in a manner flexible enough to meet the changes in demand and land use development.

4.6.02: Major Urban Thoroughfare Plan

Figure IV-3 shows the Urban Thoroughfare Plan recommended for the City of Anaconda.

The comparison of 1990 traffic volumes with capacities of the existing system indicates that there will be overloading on all of the primary and secondary arterials. The following improvements are recommended based on 1990 traffic demands:

- Reconstruct Third and Fourth Streets from Elm Street to Ash Street. This improvement will provide additional capacity which will be required by 1990. The Third Street improvement should be coordinated with the proposed closure of Park Avenue to construct a pedestrian mall between Main and Cherry Streets. Traffic now using Park Avenue will be diverted south on Hickory, east on Third and north on Cedar to Park Avenue.

- Reconstruct Elm Street from Commercial Avenue to Seventh Street.

- Reconstruct Ash Street from Seventh Street to Commercial Avenue. These improvements will form an outer collector loop which will carry traffic from the residential areas onto the arterial system.

- Reconstruct Hickory Street from Commercial Avenue to Seventh Street.

- Reconstruct Cedar Street from Seventh Street to Commercial Avenue. These improvements will complete an interior collector loop serving the high school, library, and hospital.

- Construct a truck bypass around the City of Anaconda. Beginning at Green Street, near the west Anaconda city limits and generally following existing streets north of the B A & P railroad tracks. This route would connect with 10-A east of town north of the Anaconda Company smelter. At present, log trucks and lime trucks hauling from the logging areas and quarry west of Anaconda, must pass through the central business district on their way to the Anaconda Company smelter. This creates a hazard to pedestrians and local traffic in the downtown area. A downtown development plan is being formuted which would require the closing of Park Avenue and the routing of traffic onto Third Street. It would be difficult for heavy trucks to make this maneuver. From a standpoint of safety, pollution and general incompatibility, the heavy truck traffic should be routed around the downtown area. It is recommended that a truck bypass be constructed along the general alignment described. The exact routing should be established based on a more detailed traffic and engineering analysis.

UTILITIES

chapter 5

CHAPTER V

UTILITIES

Section 5.1: GENERAL

This chapter is primarily concerned with utility services provided by local government agencies. Utility services include water and sewer systems, solid waste collection and disposal, storm drainage, telephone, natural gas, and electricity. These services can be provided by either private companies or local government agencies.

Regardless of who provides these services, their availability or absence influences the standard of living of county residents. Utility service policy has a great deal of influence on future development. Existing or potential utility service to an area will act as an impetus to growth in that area.

Considered in this chapter are sewer and water systems, both existing and potential, and solid waste collection and disposal. Provision of these services involves strong policy decisions by the public, even if the utility is privately owned.

Section 5.2: WATER AND SEWER

5.2.01: General

Water

Roughly 75% of the county's population and housing units are served by a water system. Areas served include Anaconda, Galen and Warm Springs. Almost all other homes in the county depend on individual wells or springs for their water supply. A preliminary study of a water system for the West Valley area was completed in early 1972. Mentions of possible sources of supply and storage for Opportunity is made in the Opportunity Land Use Plan report. Development trends in the Georgetown Lake area point to scattered summer home subdivisions in which small systems may be feasible.

Analyses contained in this section consider existing, possible and probable water supply sources, treatment facilities, transmission lines, distribution systems, and storage needs. General criteria used for analysis purposes include those found in:

1. Recommended Standards for Water Works, by Great Lakes-Upper Mississippi River Board of State Sanitary Engineers (commonly referred to as the Ten State Standards).
2. Schedule for Grading Cities and Towns of the United States with Reference to Their Fire Defenses and Physical Conditions, National Board of Fire Underwriters.

Sewer

Areas served by water systems are also served by sewage collection and disposal systems. These include Anaconda City, Galen and Warm Springs. Disposal systems at Galen and Warm Springs are provided by the State of Montana and serve only these two institutions. Almost all homes and businesses in the rural county use septic tanks and drain fields to dispose of their sewage. Preliminary reports on the feasibility of central sewage disposal systems have been completed for Opportunity and the West Valley study areas.

To dispose of liquid industrial wastes generated by its copper smelting operations, the Anaconda Company has roughly 6,900 acres in open lagoons. The City of Anaconda uses the Anaconda Company lagoons for disposal of domestic sewage, also.

Analyses contained in this section consider existing and possible sewage collection systems, outfall lines and treatment facilities. General criteria used for analysis purposes include those found in:

1. Recommended Standards for Sewage Works, by Great Lakes-Upper Mississippi River Board of State Sanitary Engineers (commonly referred to as the Ten State Standards).
2. State of Montana, Department of Health and Environmental Services - general criteria for subdivisions and sanitation facilities.

Selection of one of the three main methods of sewage disposal - septic tanks, mechanical plants or lagoons - depends upon soil conditions, population density and the availability of land for treatment facilties. Septic tanks are suitable only if the population density is low, tanks do not overflow below the ground water table, and soils are generally loose and granular.

Community systems eliminate contamination problems caused by septic tank failure, gradual saturation of soils, and discharge into ground water supplies. However, the feasibility of a community collection and disposal system is related to the population density of an area. At $10 or more per foot for collection system pipes, it is usually uneconomical to serve a few homes scattered over a large area with a community system.

5.2.02: Georgetown Lake Study Area

Water

Figure VII-1 shows much scattered, low-density development taking place in the Georgetown Lake study area. Most of the homes in these development are occupied only for short periods of time and are recreation oriented. Except for the Boat Club on the northwest side near the dam, all residences and commercial establishments are served by individual wells. One central system serving all development in the lake area is not feasible.

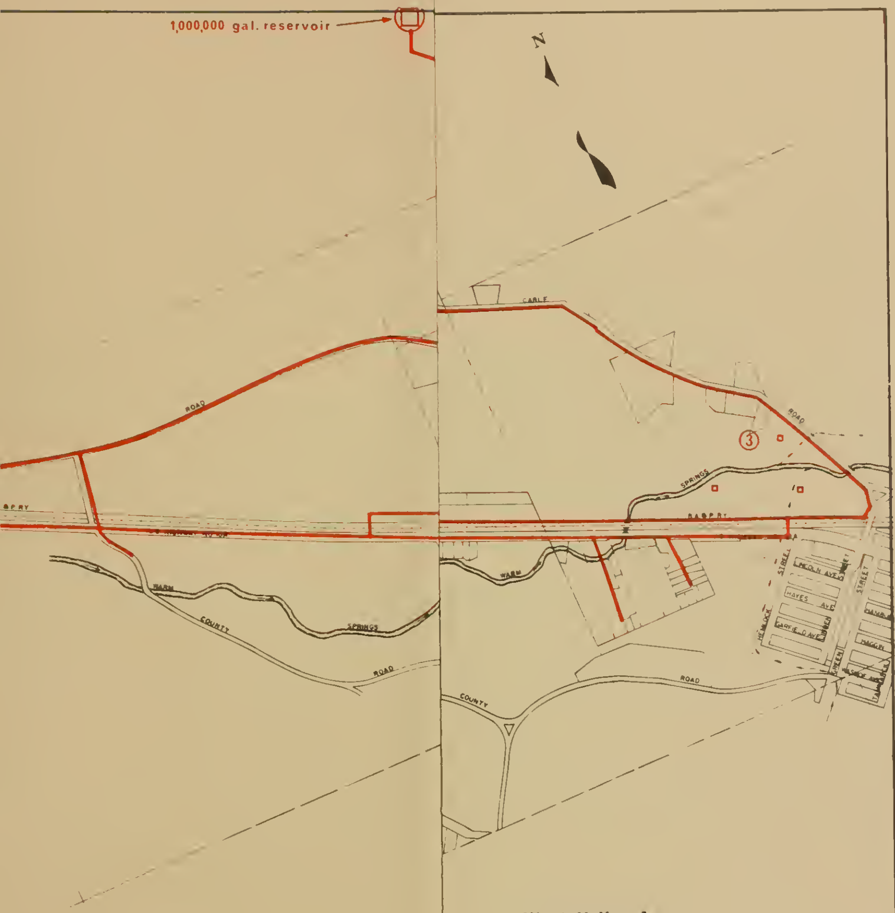
At present, there are few problems with the use of individual wells, except for shallow wells in more densely occupied areas. Water quality is good and quanities are adequate.

To prevent serious problems in the future, strong development policies should be adopted by Deer Lodge County Commissioners. These policies are discussed in Chapter VII. Subdivision regulations should require a water system for a subdivision if the platted or projected density of the subdivision and adjacent developable areas is greater than 1 1/2 units per acre.

Sewer

Georgetown Lake residents, fishermen and several public agencies are concerned about accelerated eutrophication (aging) of Georgetown Lake brought about by development around it. Such things as shoreline erosion, mototboat use, animal use, and sewage effluents contribute to the aging process and may hasten it. It appears that man-caused contributions to the aging process are not a main factor, at present, in comparison to natural factors causing the aging process. However, increased development and recreation activity in the area will increase the amount of "artificial" nutrients entering the lake.

To determine the extent to which septic tanks serving houses near the lake contribute to pollution of the lake, nearly all individual disposal systems were tested with dye to detect leaks or direct contamination of the lake. "Testing of 126 systems revealed contamination by three sanitary systems and two additional



West Valley Area

0 250 500 1000
SCALE IN FEET

Figure V-1

DEER LODGE COUNTY
MPREHENSIVE PLANNING PROGRAM

PRELIMINARY WATER PLAN

NORTHWEST PLANNERS
HELENA MONTANA

Comprehensive Grant Contract No CPA-MT-08-00-0054-300.1
Prepared under contract for the Department of Planning and Economic Development, State of Montana and the Deer Lodge County Planning Board.
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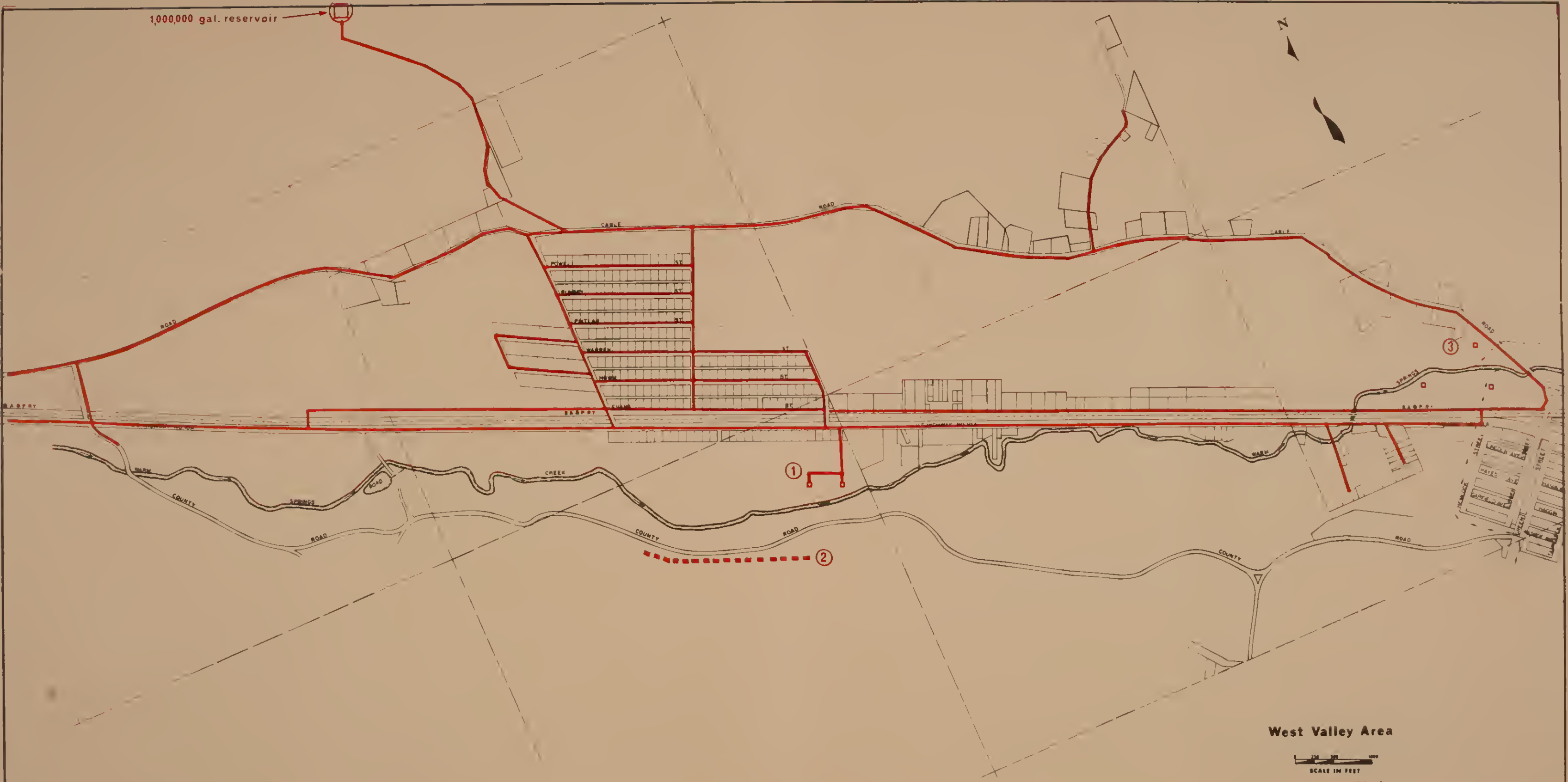

West Valley Area

LEGEND
Proposed water line
▫ Well

ALTERNATE SUPPLY SOURCES
① Wells and pump station
② Tap A.C.M. Co. industrial supply
③ Purchase water from Butte Water Co.

source: S & A Engineers

Figure V-1

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

PRELIMINARY WATER PLAN

NORTHWEST PLANNERS
HELENA MONTANA

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sink drains."[1] The Pre-Study report also states that: "Although this survey showed little direct water pollution from sewage disposal systems, this does not preclude the possibility of nutrients entering the ground water and eventually reaching the lake". These nutrients would be in the form of soluble salts which may be carried great distances in water until they are precipitated.

One policy which the county may wish to pursue is that of "cluster" development of all housing within 1,000 feet of the lake. This would make feasible a small sewage collection for each cluster leading to a lift station which would then pump the sewage to a mechanical plant or lagoon further away from the lake.

As is the case with water supply, the scattered development away from the lake will not permit a single sewage collection and disposal system. It may be feasible to construct collection systems with small mechanical treatment plants or sewage lagoons for some densely occupied areas or large subdivisions.

5.2.03: West Valley Study Area

Water

A preliminary layout for a water system to serve the West Valley area is shown in Figure V-1. This layout is taken from the Preliminary Feasibility Study and Report of a Sewer/Water System for Anaconda-West Valley Communities by S & A Engineers in January, 1972.

This report estimates the January, 1972 base population of the West Valley area as 1,600 persons. A projected population of 2,400 was used for design purposes. Northwest Planners field surveys in August, 1972, shows 430 dwelling units. Applying the persons per dwelling unit figure for the West Valley CCD (Table II-A), the estimated population is 1,550. Most of the projected population increase for the West Valley CCD will occur in the West Valley study area, giving a projected population of 2,075. This means that the design population used gives a comfortable amount of extra capacity, and that the system as shown should adequately serve the area.

---

[1] Georgetown Lake Area: A Pre-Study Report, Georgetown Lake Study Group, April, 1973.

Supply requirements for the design population are estimated at 1.44 million gallons per day, peak demand, and 263 million gallons per year annually. Since all surface water rights in the area are presently controlled by the Anaconda Company or the Butte Water Company, possible sources of water include:

1. Development of ground water, with wells and a pumping station specifically to serve the West Valley area.
2. Purchase of water from the Anaconda Company with a pumping station to tap the Company's 60 inch pipe east of Meyer's Dam.
3. Purchase of water from the Butte Water Company, using the Company's existing wells near Hoeffner's Dam as the major source.

Each of these sources could fill the supply requirements mentioned above. Amounts actually available from the Anaconda Company and Butte Water Company would depend upon industrial demand and Anaconda City needs. Purchase of water from both companies with two interconnected pressure zones may be feasible.

Treatment required for water from any of the sources would be limited to disinfection. The system shown incorporates fire storage requirements, storage for peak demand periods, and normal domestic needs (including sprinkling). While separate service areas are delineated in the preliminary report, the system shown on Figure V-1 shows the total system. Supply requirements and the location of storage reserviours would change with smaller service areas.

Because of relative costs and environmental considerations, a sewage collection system for the West Valley area has higher priority than a water system. Construction of a sewage system would reduce potential contamination of the ground water allowing wells to contine in use.

Sewer

Development of a sewage collection system to serve the West Valley area is very important and deserves the high priority given to this project by county officials and residents. Present facilities consist of septic tanks for each residence and business. Lack of adequate drainage and a very high ground water table combined with high dwelling unit densities pose a potential threat to health. Contamination of a few wells in the area has been reported. To preserve potable ground water supply and avoid pollution of Warm Springs Creek, a sewage collection system is necessary. Figure V-2 shows a preliminary sewer layout for the West Valley area. This layout includes laterals and truck sewers to serve the entire area. Smaller service areas are delineated in the Preliminary Feasiblity Study.

Selection of the outfall line location and size and of treatment facilities is complicated and involves policy decisions by both West Valley residents and the City of Anaconda. Alternatives include:

1. Connection of the West Valley sewer system directly into the city's trunk sewers on the west edge of town, if the capability of the city's trunk sewers to handle the additional flow can be improved by reducing infiltration and installing adequate pipes.
2. Construction of a mechanical treatment plant, possibly in the area shown on Figure V-2, to serve the West Valley area.

3. Construction of an outfall line from the West Valley trunk sewers along the north edge of the city to the eastern city limits and thence to the Anaconda Company waste stabilization ponds. Participation from the city would be necessary.

While the first alternative should be the least expensive for the West Valley residents, several legal and financial questions must be answered. For example, how much should West Valley residents have to pay the city for use of its trunk system? To what extent should West Valley residents be required to participate in future improvements to the city's outfall line, or possible new treatment facilities?

Construction of a separate mechanical treatment plant would give the sewer district more independence and would be less complicated than the first alternative. Costs would be higher, however, and there is some doubt as to whether a suitable site can be found for the plant in the area.

Construction of an outfall line to the Anaconda Company ponds to serve only the West Valley would be the most expensive alternative for valley residents. Participation by the city would reduce costs to valley residents. Also, participation by the city would reduce its costs of replacing the open ditches to the Anaconda Company ponds with pipes, which will have to be done eventually.

A critical question is whether the city's sewer system can handle additional sewage. A June, 1972, report[1] indicates that, with improvements shown in subsection 5.2.04, the trunk sewer to be used for the connection would have adequate capacity to serve the West Valley area. Accordingly, it is recommended that:

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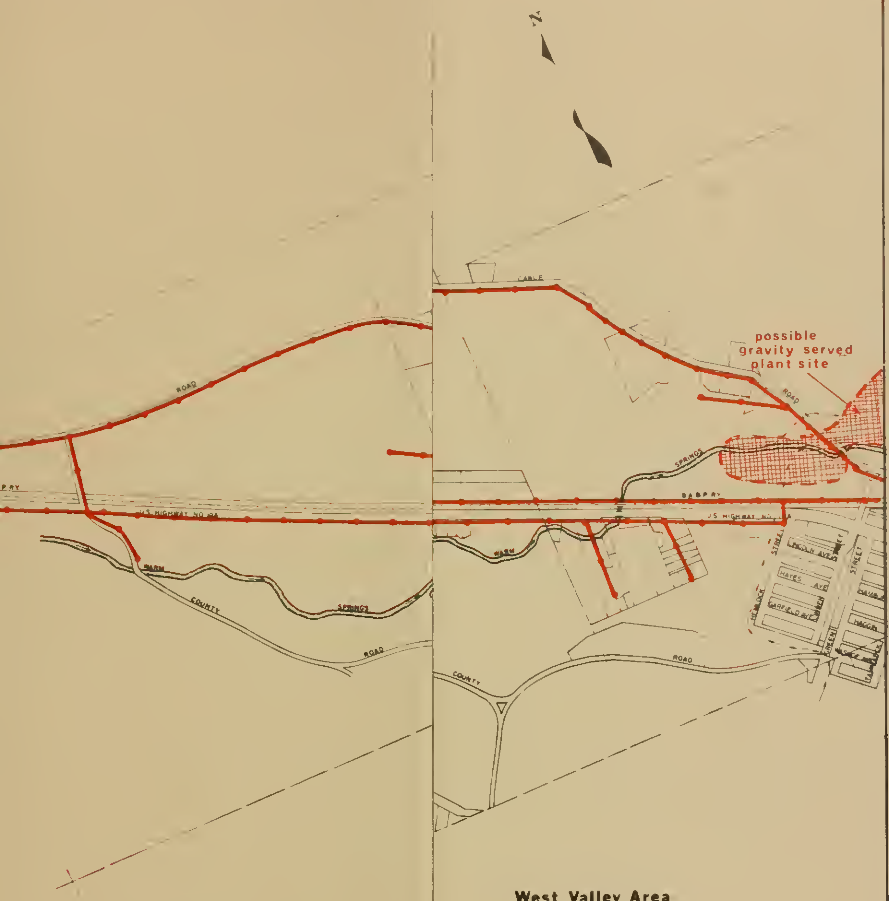
[1] Anaconda Sewage System Report and Anaconda Paving Report, Thomas, Dean and Hoskins, Inc., June, 1972.



West Valley Area

0 250 500 1000
SCALE IN FEET

Figure V-2

DEER LODGE COUNTY
MPREHENSIVE PLANNING PROGRAM

PRELIMINARY SEWER PLAN

NORTHWEST PLANNERS
HELENA MONTANA

Comprehensive Grant Contract No CPA-MT-08-00-0054-300.1
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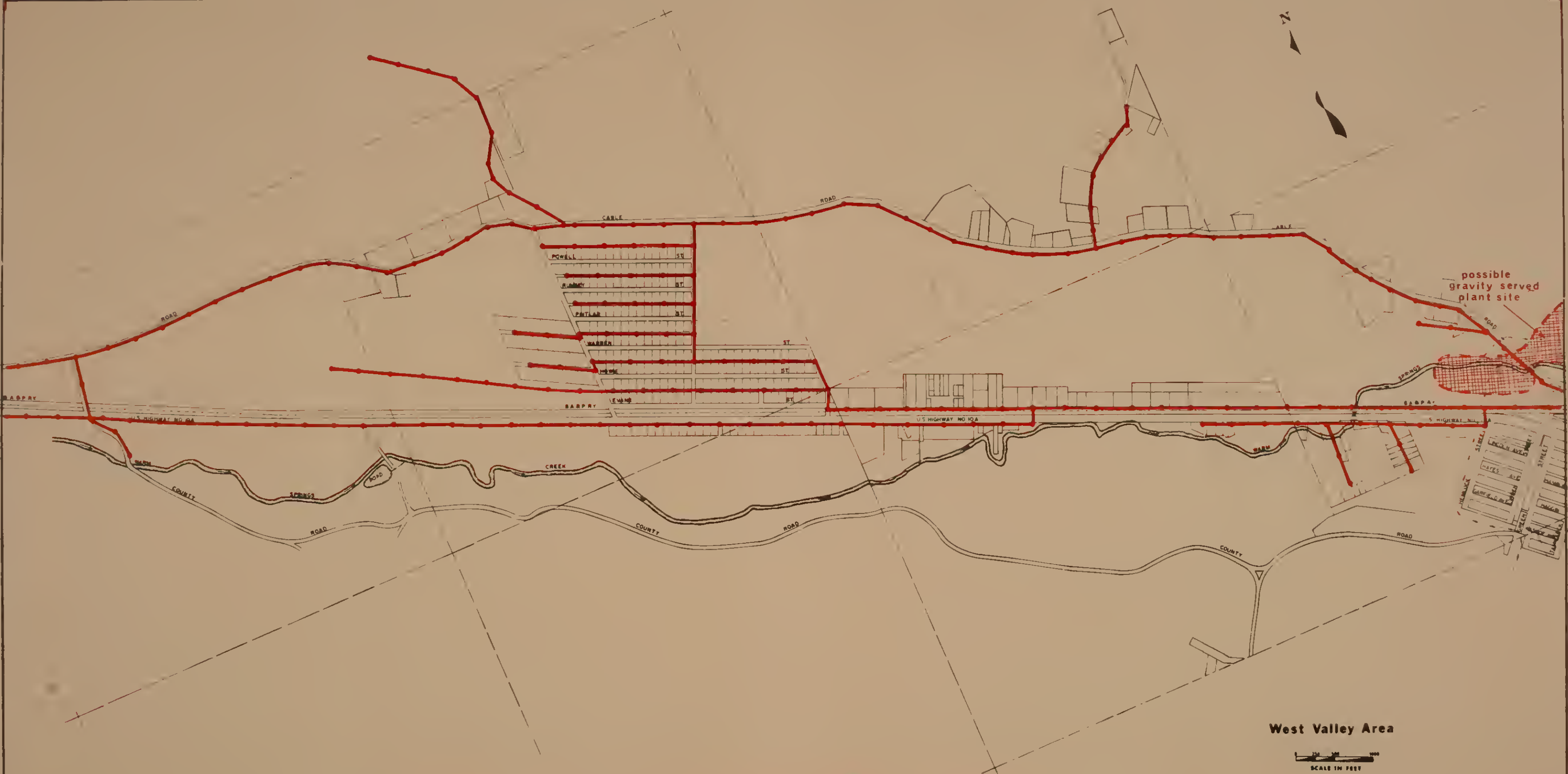
[1] Anaconda Sewage System Report and Anaconda Paving Report, Thomas, Dean and Hoskins, Inc., June, 1972.



West Valley Area

LEGEND
- Proposed sewer line
- • Manhole

OUTFALL AND TREATMENT ALTERNATIVES
1. Gravity served mechanical plant or lagoon
2. Connect to Anaconda sewer system (see figure V-5)
3. Construct separate outfall line to A.C.M. ponds

Figure V-2

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

PRELIMINARY SEWER PLAN

source: S & A Engineers

NORTHWEST PLANNERS
HELENA MONTANA

Comprehensive Grant Contract No CPA-MT-08-00-0054-300 1
Prepared under contract for the Department of Planning and Economic Development, State of Montana and the Deer Lodge County Planning Board.
The preparation of this map was financed in part through the Urban Planning Grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954 as amended

1. The West Valley community be allowed to connect to the city's sewer system.
2. The West Valley Sewer District pay a proportionate share of the costs of providing adequate capacity in the trunk sewer to be used.
3. The West Valley Sewer District pay an annual fee in proportion to its population to be applied both to maintenance of the trunk sewer and to needed improvements to the outfall lines.

5.2.04: Anaconda City Study Area

Water

Until 1967, the Anaconda City water supply came from wells near the old Hoeffner reservior and out of the aqueducts and pipes from Silver Lake to the smelter. To reduce the city's dependence on its industrial supply, the Anaconda Company re-built two reserviors below Mt. Haggin - the Hearst Lake and Fifer Creek Reservior. The city's distribution system was built in the late 1800's. Also, in 1967, the Anaconda water system was purchased by the Butte Water Company, an Anaconda Company subsidiary. Basic elements of the system include:

Supply

The Butte Water Company has two main supply sources. These are: 1) the Hoeffner wells; and 2) Hearst Lake and Fifer Creek Reservior. Three wells directly west of the city in the Hoeffner Reservior area supply about 4.4 million gallons per day to the system. Hearst Lake and the Fifer Creek Reservior have a combined storage capacity of 315 million gallons and supply about 0.3 million gallons per day during the winter and 7 million gallons per day during the summer. During the winter, when the lakes and creeks are frozen, only enough water to keep the transmission lines from freezing is let through. In addition to these main sources, the Butte Water Company can tap the Anaconda Company industrial supply (as shown on Figure V-3)

Transmission Lines

A twenty inch transmission line carries water from the Hoeffner wells pumping station to the valve house southwest of the intersection of Tamarack Street and Higgens Avenue. Most of the gravity line from the lake supply is fourteen inches. Because the total drop from the lake supply is 2,800 feet (equivalent to 1,215 psi) the pressure is reduced by a series of baffles.

Capacity of System

Based on a peak daily demand of 600 gallons per capita per day, the main supply sources and transmission lines could support a population of about 18,500. However, the population capacity is controlled by the winter flow available. With an estimated winter flow of 5.1 million gallons per day, the system could support 17,000 people (based on an average daily demand of 300 gallons per capita per day).

Treatment

The city water supply is chlorinated at the Hoeffner wells pumping station and above the Fifer Creek Reservior. No other treatment is required since the chemical quality of the water is good. Except for hardness (the well supply would be classed as extremely hard), concentrations of harmful minerals are well below permissible concentrations.

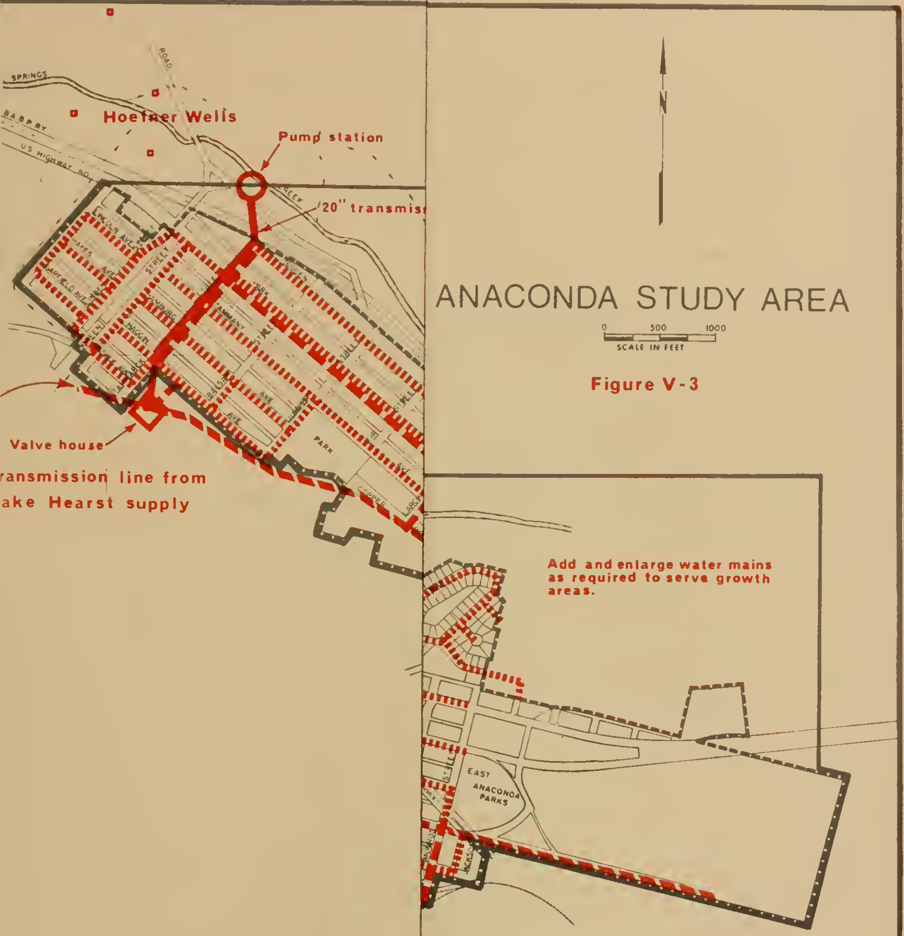


Figure V-3

DEER LODGE COUNTY
OMPREHENSIVE PLANNING PROGRAM

EXISTING WATER SYSTEM & PLAN

NORTHWEST PLANNERS
HELENA, MONTANA

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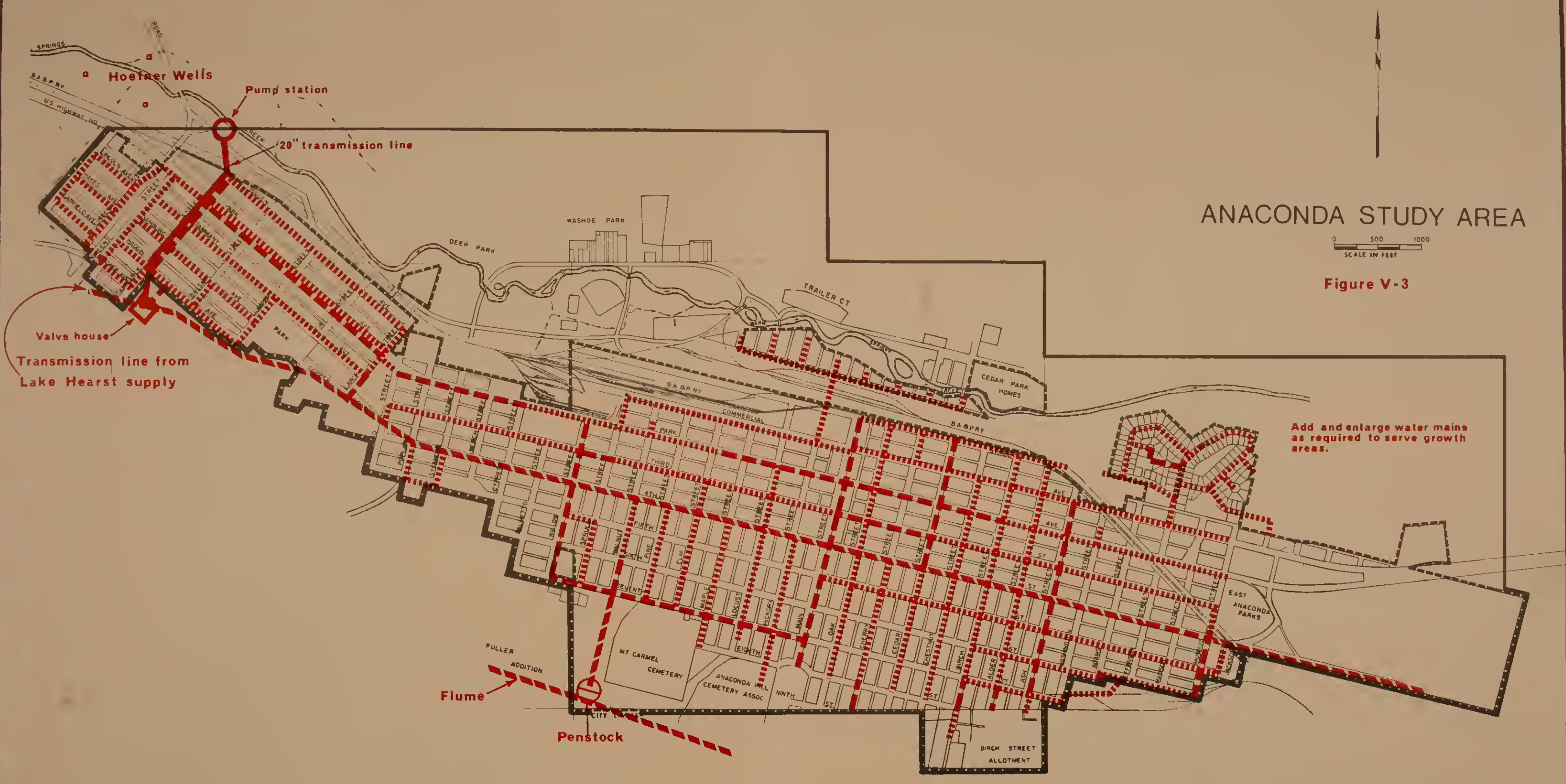

ANACONDA STUDY AREA

Figure V-3

DEER LODGE COUNTY COMPREHENSIVE PLANNING PROGRAM

EXISTING WATER SYSTEM & PLAN

NORTHWEST PLANNERS
HELENA, MONTANA

LEGEND

▮▮▮▮▮ 6" or smaller
▬ ▬ 8" & 10"
▬▬ 12" to 14"
▬▬▬ 20"

▬▬ STUDY AREA BOUNDARY
- - - - CITY LIMITS

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Distribution System

Major elements of the city's distribution system are shown on Figure V-3. The principal distribution mains are two - 14 inch steel pipes from the valve house to and along Fourth Street and 8 and 12 inch mains feeding into the west end of town. Except for a few areas on the east end of the city and north of the railroad tracks, there are no dead end lines, and circulation through the system is good. Extensions and additions to the system shown on Figure V-3 are intended to serve projected growth areas.

Storage and Fire Flows

The combined capacity of the Hearst Lake and Fifer Creek Reservior is 315 million gallons, which is considerably greater than that required for fire protection and to meet peak demands. Required fire flows are 3500 gallons per minute for 10 hours (or 2.1 million gallons) in the central business district. Since it is possible to tap the Anaconda Company supply, low flows from the lake supply during the winter should be no problem.

Major elements of Anaconda's sewage collection system are shown on Figure V-4. Most of the original system was built in the late 1800's and early 1900's. Problem areas within the collection system were identified by flow measurements taken in June, 1972, by an Urban Renewal engineering consultant.[1] Infiltration of ground water into the system by connected subdrains or leaks is the major problem. This infiltration (highest in shaded areas) uses capacity that could be used to serve the West Valley area. Sedimentation (mostly black slag) in the bottom of some pipes and inadequate line sizes in some areas are also problems. Recommendations for system improvements are shown on Figure V-4.

---

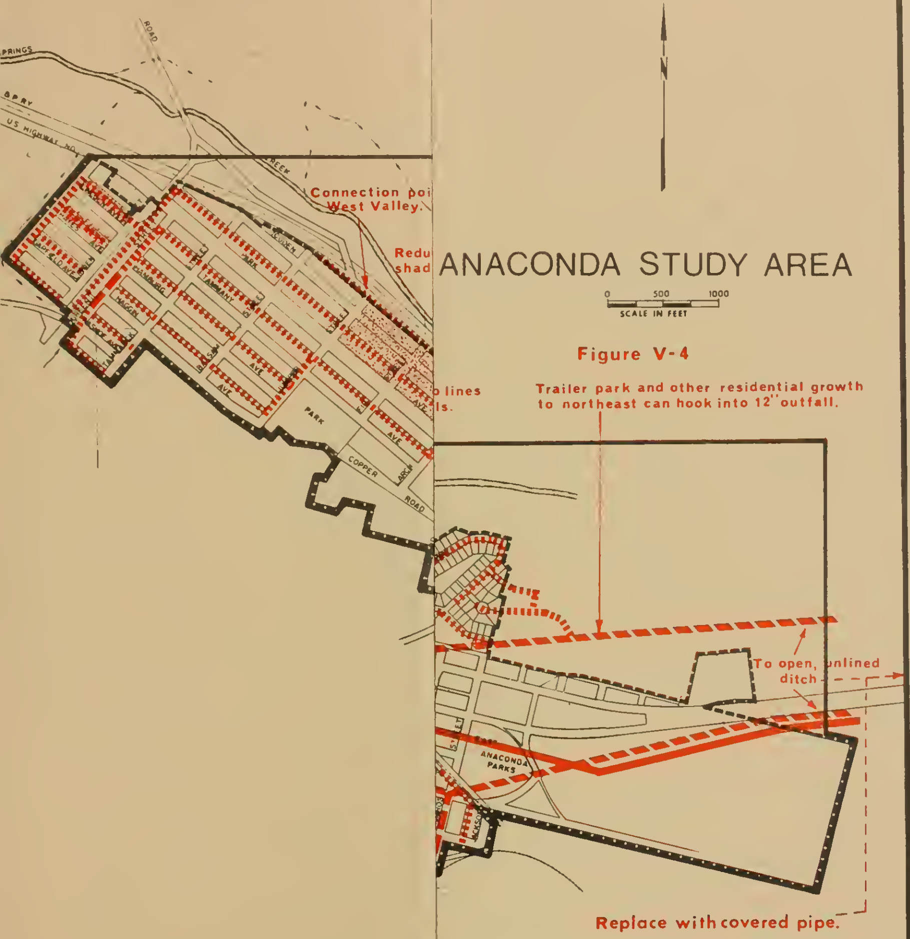
[1] Anaconda Sewage System Report and Anaconda Paving Report, Thomas, Dean and Hoskins, Inc., June, 1972.

In March, 1973, about six thousand feet of sewer lines in the Neighborhood Development Program area were inspected with television cameras. The sewer lines were in good condition, considering their age. Sealing of cracks where necessary and removal of sedimentation will be done in the near future. Another 15,000 feet of sewer lines will be inspected in 1973.

A twelve inch outfall line beginning on Park Avenue (between Ash and Alder Streets) and which goes northeast, through Teresa Ann Terrace subdivision is ideally located to serve the growth area northeast of town, if infiltration in lines west of the outfall beginning can be reduced.

Of concern is the trunk sewer that would be used by the West Valley area for its connection. Recommendation to reduce infiltration into this trunk sewer and to increase its capacity at critical points on Fourth Avenue are shown on Figure V-4.

Three outfall lines carry sewage to the Anaconda Company tailings pond three miles east of the city. The twelve inch outfall to the northeast of the city becomes an open unlined ditch in the vicinity of the Arbiter Plant, then flows under Highway 47 (FAP) just north of its intersection with Highway 10-A. Two outfalls (15" and 24") cross the East Anaconda Park from Fourth Street and follow Highway 10-A to the vicinity of the Acid Plant, and empty into an open unlined ditch. This open ditch follows Highway 10-A to a point about one mile east of the FAP 47 - Highway 10-A intersection, where it crosses Highway 10-A and flows into the Anaconda Company tailings ponds.



Connection poi
West Valley.

Redu
shad

o lines
ls.

Trailer park and other residential growth to northeast can hook into 12" outfall.

To open, unlined ditch

Replace with covered pipe.

ANACONDA STUDY AREA

Figure V-4

DEER LODGE COUNTY
)MPREHENSIVE PLANNING PROGRAM

EXISTING SEWAGE COLLECTION SYSTEM & PLAN

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NORTHWEST PLANNERS
HELENA, MONTANA

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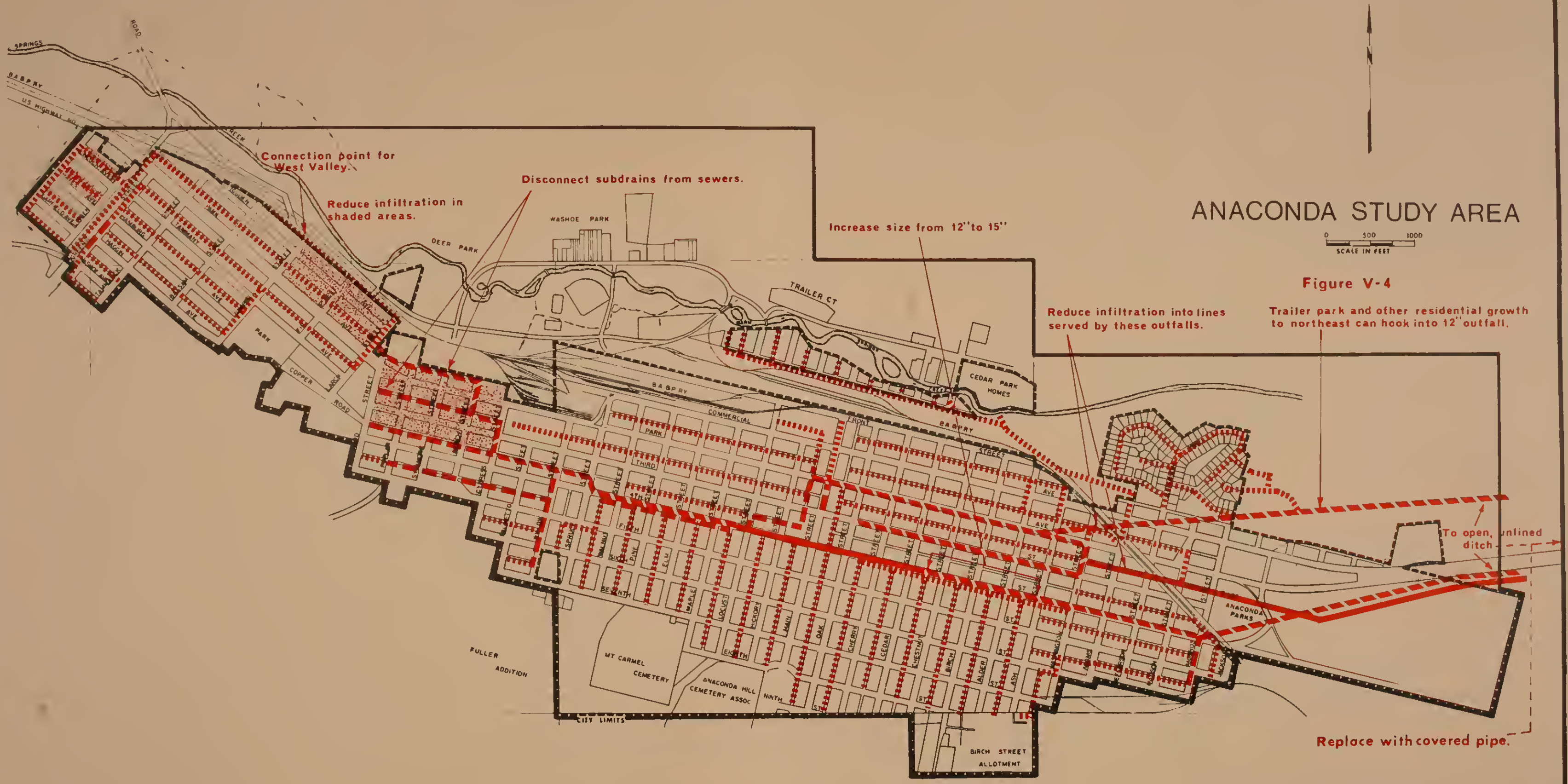

Connection point for West Valley.

Reduce infiltration in shaded areas.

Disconnect subdrains from sewers.

Increase size from 12" to 15"

Reduce infiltration into lines served by these outfalls.

Trailer park and other residential growth to northeast can hook into 12" outfall.

To open, unlined ditch

Replace with covered pipe.

ANACONDA STUDY AREA

Figure V-4

LEGEND

▪▪▪▪▪▪	8" or smaller
▬ ▬	10"
▬▬	12" to 15"
▬▬▬	18" or larger
▬▬▬	STUDY AREA BOUNDARY
----	CITY LIMITS

DEER LODGE COUNTY COMPREHENSIVE PLANNING PROGRAM

EXISTING SEWAGE COLLECTION SYSTEM & PLAN

NORTHWEST PLANNERS
HELENA, MONTANA

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These ditches have been used since the early 1900's and present few hazards to humans - but only because the land through which they flow is predominantly industrial. Because of potential health hazards, offensive odors and the pollution threat to ground water, it is recommended that these open ditches be consolidated into one large pipe north of Highway 10-A. Construction of the Arbiter Plant will affect the location.

Section 5.3: SOLID WASTE

5.3.01: Concepts

Solid waste collection and disposal are problems of mounting proportions in America. The average American generates 1640 pounds of solid waste per year, and a community of 10,000 people produces 8,200 tons of solid waste per year. Disposal of this tremendous amount of solid waste without further air and water pollution is very difficult. Since open dumps and burning of refuse are now prohibited, municipalities are left with few options for disposal. For communities in Montana, the options are incineration and the sanitary land fill. Sanitary land fills are the most economical solid waste disposal means in Montana. A sanitary land fill is defined as follows:

> "A method of disposing of refuse on land without creating nuisances or hazards to public health or safety, by utilizing the principles of engineering to confine the refuse to the smallest practical area, to reduce it to the smallest practical volume, and to cover it with a layer of earth at the conclusion of each days operation, or at such more frequent intervals as may be necessary."[1]

---

[1] American Society of Civil Engineers.

Factors to be considered in site selection, planning, design and operation of future sanitary land fills when needed include:

1. Land Requirement: Enough land and cover material must be available at a site to serve the community for the design life of the landfill. Detailed studies should be made of proposed sites to determine their suitability. As an estimate, however, using waste generation rate of 5.3 pounds per person per day, a solid waste density of 1000 pounds per cubic yard and one part earth cover to four parts waste, a population of 10,000 people would require 15 acre feet of space per year.[1] Fifteen acre feet is roughly equivalent to a football field filled four feet deep.

2. Accessibility: The site should be easily reached from two or more directions via all-weather roads.

3. Cover Material: Availability of suitable cover material in sufficient quantity at the site is a must.

4. Geology and Hydrology: Solid wastes normally contain contaminants and infectious material. The potentiality of pollution of ground and surface water supplies must not be overlooked. Landfills should not be located on floodplains or in low areas with poor drainage.

5. Operation: Public acceptance of the landfill depends very strongly on its appearance during operation. Also important are control of wind-blown debris and littering along roads leading to the landfill.

---

[1] Sanitary Landfill Facts, Bureau of Solid Waste Management, Washington, D.C., 1970.

6. Final Use of Landfill Site: Before operation of the landfill is started, plans showing the existing topography, the design contours of the completed landfill and the uses to which the completed landfill will be put, are necessary. Plans should show the overall program and methods for landfilling, drainage, features, location of cover material, access roads, fencing, utility lines, personnel facilities and equipment buildings.

Finished landfill sites can be used for a variety of purposes. Golf courses, parks, picnic areas, tennis courts, ballfields, football fields and recreation facilities are most often considered. In Hamilton, Ohio, however, a two story office building was constructed on a completed landfill. Trailer courts have been built on completed landfills near Los Angeles.

5.3.02: Existing Facilities and Recommendations

Prior to December, 1971, open-burning dumps were used by Anaconda and Deer Lodge County for solid waste disposal. Directives of the State Board of Health implementing state clean air legislation called for an end to open-burning by July 1, 1971. In response to these directives, the Deer Lodge County Refuse Disposal District was formed - serving the county north of the Continental Divide. The Refuse Disposal District is responsible for the collection and disposal of solid wastes generated in the district, except those of federal and state agencies.

Presently, collection of solid waste and transportation to the landfill site is handled by commercial concerns and individuals. While this policy has been somewhat detrimental to the efficiency and cleanliness of the landfill operation, and has led to litter scattered along roads leading to the landfill, it is apparently the wish of the people in the district.

The present landfill is located north of Warm Springs Creek adjacent to the old city dump in an industrial area. Access to the landfill site is by a road from Cedar Street and from a new road from Highway 10-A east of Anaconda. Contracts for operation of the landfill were let to a private firm.

Operation of the landfill and its appearance came under heavy criticism from the Board of Health and the general public in late 1972. Of primary concern were fires in the area for dumping wood, the general cleanliness of the operation, and methods of compaction and earth coverage. Also at issue were the charges to property owners in relation to services provided and the fact that substantial cash reserves were unused by the District. Initially, charges were set at $12 per year for a household. Recently (May, 1973) the Board set a household fee of $3 per year.

Some of these problems could have been avoided if a detailed engineering and rate study had been done initially.

Since the landfill is located in an older industrial area, it is unlikely that the final use of the site will be other than industrial. However, this does not mean that some sort of drainage system may be needed to carry water through the completed landfill.

The Disposal District may wish to consider a "green box" container collection service such as are in operation in Lincoln and Flathead Counties. Operation of the system could be let to private contractors.

HOUSING

chapter 6

CHAPTER SIX

HOUSING

Section 6.1: HOUSING GOALS

As noted in Chapter Two, housing will play an important role determining the economic growth of the county and the immediate social and physical well-being of the county's residents. For these reasons, the County Planning Board has adopted the following housing goals and objectives.

1. To provide both new and rehabilitated housing in sufficient quantity and of adequate quality to attract non-resident workers to Deer Lodge County;
2. To provide a variety of housing types to meet the needs of specific family, age and income groups;
3. To provide housing that is reasonably convenient to places of employment, community facilities, and retail trade centers;
4. To encourage planned housing developments which can be served by water and sewer systems and other utilities; and
5. To bring deteriorating and substandard housing units in the county up to building code standards and to insure that new residential construction meets code requirements.

The adequacy of a housing supply must be measured not only in numbers but also in terms of how well the needs of a specific individual or family can be met. Recognition should be given to the life cycle of a family, from the newlywed stage to old age. Also important is the changing income of the family. A key word in housing programs is flexibility.

Section 6.2: CONCEPTS

6.2.01: Housing and the Community

The general discussion of housing concepts given in this section is intended to illustrate the importance of a supply of adequate housing to any community.

Community leaders are strong advocates of programs designed to increase the supply of available housing in their communities. They realize the importance of an adequate housing supply to the economy of an area and to the health, safety and welfare of the people who live in that area.

In addition to the favorable economic impact that new housing produces, local governments benefit directly from the increased tax base. Economists estimate that a new housing unit has an impact throughout the community of roughly seven times the cost of the housing unit. In other words, a $20,000 house which brings a family into a community would have an eventual impact of about $140,000 in the community. The community also gains a taxpayer and potential retail trade customer From the employment viewpoint, a housing unit is valuable. Conventional housing techniques require about two man-years of labor to produce a single family residence.[1] An illustration of the impact of housing on the tax base of a city can be found in Anaconda. Annexation of the first phase Teresa Ann Terrace subdivision with its twenty-five new homes (at a total valuation of $608,000) will increase the taxable valuation of the city roughly $18,300. This will mean additional annual revenue to the city.

Another aspect of the housing problem, recognized by Anaconda citizens, is that economic growth can be stunted by the lack of an adequate housing supply.

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[1] Speech by Mr. James Stevens (housing consultant to Federation of Rocky Mountain States) to Montana Association of Professional Planners meeting, January, 1972.

Another adverse effect of poor housing is that crime rates and fire insurance rates are higher in areas with poor housing, thus increasing the costs of local government and of owning a home.

The link between poor housing and health is similar to the link between lung cancer and cigarette smoking. No one has actually proved that smoking directly causes lung cancer, but there are mountains of research records that statistically and empirically link the two.

"There is ample empirical evidence regarding the relationship between inadequate housing and poor health. Infant mortality, childhood illnesses, lead poisoning, higher accident rates, mental and emotional disturbances, poor performance in school - all are associated with deprived living conditions. But direct association and proof are the full extent of bad housing in the nation, so there is a lack of satisfactory data on the relationship of that inadequate housing to health problems."[1]

Despite this lack of "satisfactory data", it is evident that as housing conditions decline, many diseases and indications of social problems increase. Infant mortality rates are higher in areas with poor housing as are sickness-absence rates in schools. Higher accident rates are the result of dilapidated structures. Juvenile delinquency, lack of normal advancement in school and high dropout rates are often the result of over-crowding and inadequate study conditions at home. "A family living five to a bed and ten to a room is much more vulnerable to every infection including tuberculosis."[1] As an illustration of the role housing plays in health, "....it is reported that at the Rosebud Indian Reservation in South Dakota, hospital admissions dropped 30 percent and daily patient census was down almost 40 percent after 375 families moved into new homes."[1]

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[1] Promises to Keep: Housing Need and Federal Failure in Rural America, a report by the Select Committee on Nutrition and Human Needs of the United States Senate, Rev. April, 1972, p. 8 and 39.

Most people who live in decent housing in a "nice part of town" are not overly concerned with the problems of those who live in dilapidated housing. Their concern would probably be greater if they were more aware of the housing conditions that do exist in their communities. In addition to information on housing conditions, an education program for community residents should appeal to their purse strings. If taxpayers are made aware of the tax monies spent for welfare services, police and fire services, vandalism repair and other items attributable to poor housing conditions, they may feel more inclined to support local housing programs. Moreover, considering the degree to which poor housing conditions contributes to the spread of contagious diseases, concern for their children's health and medical bills should generate interest in good housing.

6.2.02: Housing Markets

Housing needs vary by income levels, age groups and family size. Distance from place of work, access to shopping centers, personal preference and a host of other factors make the housing market very complicated.

The interrelationship of the housing market with other features of the local and national economies mean that housing problems cannot be isolated, or solved without consideration of other comprehensive plan elements.

When people talk about the housing market or the housing problem, they are really talking about an agglomeration of different markets and problems. Generally, low and moderate income families, the elderly, and minority groups face the most serious problems.

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[1] See footnote page VI-3.

"It is not the "normal" unsubsidized building process for middle and high incomes which troubles the locality and the state; but rather the need for systematic rehabilitation, conversion, urban renewal, and sponsored low rent, low cost projects. The housing needs for fully half of today's regional population cannot be met by unsubsidized new construction. Nor can individual initiative by low and moderate income families really scratch the surface of the community-wide problems of building low rent and low cost housing and rehabilitating areas of the community."[1]

Elderly citizens face severe housing problems also. In addition to rent and income problems (their median income is about half that of persons under 65), the elderly often face health problems and they may live alone.[2] Some are sensitive to harsh climates. Most are not able to care for a large home that was purchased in earlier years to serve a growing family.

The difficulties that low/moderate income families and individuals face in finding housing can be illustrated by a comparison of income levels versus acceptable housing costs. Most federal housing programs state that a family should not have to pay more than 25 percent of its annual gross income for housing. There is much controversy over this figure and its relation to the actual housing need of the family and the amount left for other needs.

In Table VI-A, next page, the amount that a family should pay for housing is taken as 25 percent of the family's gross annual income.

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[1] Federation of Rocky Mountain States, Technical Paper No. 11, December, 1971.

[2] Charles Abrams, The City is the Frontier, 1965, p. 44-46.

TABLE VI-A

DESIRABLE HOUSING COSTS BY INCOME GROUP

Income Group	Rental[1]	Ownership[2]
LOW		
\$ 0 - \$ 3,000	\$ 0 - \$ 65	\$ 0 - \$ 6,000
\$ 3,000 - \$ 5,000	\$ 65 - \$105	\$ 6,000 - \$10,000
MODERATE		
\$ 5,000 - \$ 8,000	\$105 - \$165	\$10,000 - \$16,000
MIDDLE		
\$ 8,000 - \$10,000	\$165 - \$210	\$16,000 - \$20,000
\$10,000 - \$12,000	\$210 - \$250	\$20,000 - \$24,000
HIGH		
\$12,000 - \$15,000	\$250 - \$315	\$24,000 - \$30,000
\$15,000 +	\$315 +	\$30,000 +

[1] Monthly rental rate range based on 25 percent, maximum, of gross annual income, including utilities.

[2] Home cost range based on 25 percent of gross annual income, 20 year loan and 8 percent interest, including taxes, insurance, and utilities.

Source: Northwest Planners

The difficulties that low income families face in obtaining new housing can be underscored by the fact that ".....only six percent of all new one-family homes sold in 1966 sold for less than \$12,500 and only 1% of all new one-family homes ..

insured under Section 203 of FHA sold for less than $10,000 in that year."[1] Inflation has probably lowered these percentages since 1966.

Virtually no new, private, non-subsidized, conventional housing can be built for low income families. Even moderate and middle income families find it difficult to buy houses in their price ranges without subsidies. Most of the housing available to low and moderate income income families is housing vacated by middle and high income families who have moved into better housing.

Everyone agrees that housing costs should be lowered. There are sharp differences of opinion over the best ways to accomplish this. What components of housing cost can be lowered most efficiently?

Table VI-B shows that the greatest portion of the cost of new housing is not in construction, but land, improvements (sewer, water, streets, etc.) financing and management costs.

TABLE VI-B

TYPICAL COST COMPONENTS, NEW PRIVATE HOUSING

	ITEM	PERCENT
	Land	24
	Improvements	8
	Financing	11
	Marketing	4
	Overhead	4
	Profit	6
Subtotal:	Non-Construction	57
	Construction	43
	TOTAL:	100

Source: Technical Paper No. 11, Federation of Rocky Mountain States

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[1] Department of Housing and Urban Development, Housing Surveys, Parts One and Two, 1969, p. 69.

Costs to the home buyer can be reduced in several ways. Land costs can be reduced by urban renewal acquisition, demolition and re-sale. Urban renewal can also lower improvement costs. Other programs, such as sewer and water grants, etc., can also be used to lower improvement costs. Financing costs can be lowered by government subsidies. Marketing and overhead costs can be lowered bu aggregation of market demand, by mass production of housing and by large scale planned developments.

Recent advances in technology have led to new construction techniques that may help to reduce construction costs. Some of these new techniques are discussed in Subsection 6.2.03.

6.2.03: Housing for Tomorrow

Building costs may be reduced through the use of: 1) factory production of building parts; 2) modular housing units; and 3) new methods of housing finance. Even though the validity of this statement has been proven, there are still many localities in the United States where the application of new building principles is impossible because of restrictions imposed by existing building codes. The purpose of this section is to outline some of the new ideas in housing construction technology and to point out some problems associated with a housing program using new construction techniques.

Several new concepts in residential construction have been introduced over the past few years utilitizing the idea of factory-based house production. Depending on the locality and demand for modular construction, houses can be factory built either totally or in part and delivered to the site. The obvious reduction in construction cost is only one of the advantages common tp mass-production methods. For example, pre-cut lumber is generally of higher quality than that which is cut at the construction site and there is practically no waste of materials. The time when the house is vulnerable to bad weather and vandals is significantly reduced through the use of pre-cut materials and practically eliminated through the use of panelized wall assemblies. Unitized construction (total manufacturing) makes it possible for a family to move in the same day the house is set in place.

Contrary to some beliefs, mass production of housing does not mean that individuality in house types would be sacrificed. A great deal of flexibility in design can be built into the system through variations in the arrangement of the individual modules. When the units are put together there is no limit to the variety of styles.

Expandable housing is an excellent example of a new housing concept which may not only save money, but also offers the ultimate in adaptibility to changes in family size. Under this plan units may be added at the convenience of the owner or taken out when the space is no longer needed. The desirability of expandable housing is enhanced by its suitability for new finance plans. Theoretically, a finance plan based on the "Performance Principle" could be adopted with the purchase of the house. This principle is based on the fact that the buyer is more concerned with the performance of the house in comfort and utility than actual ownership of the physical structure. The advantage is that there is no initial outlay of cash and no loan to become involved with. The operation is dependent upon a housing corporation which builds the house and accepts responsibility for all appliances and maintenance needs. Presently this is not an operating method of finance, but it does illustrate an alternative to high interest house payments.

Some new ideas in construction technology have failed because of certain major problems. These problems center primarily around local building codes which have become restrictive through lack of flexibility. Older codes usually do not allow innovations in construction technique and materials and consequently building costs are higher. (An example: Articles written into building codes establishing minimum wall width may prohibit the use of new insulation materials which are much more effective, but require only half the space of conventional insulation.)

The solution, of course, lies in a redraft of the original codes making allowances for new methods and demands. However, this can be accomplished only after the familiarization of local tradesmen and buyers with the new building products.

NOTE: Information used in this subsection was obtained from a special building issue of Better Homes and Gardens, September, 1969.

Section 6.3: EXISTING HOUSING SUPPLY

6.3.01: Basic Data Sources

Basic data used in this housing analysis comes from four major sources:

1. Field surveys, dated September, 1972, of the county outside Anaconda.
2. U.S. Bureau of the Census data from the 1960 and 1970 Censuses.
3. The Anaconda Comprehensive Plan, dated October, 1969.
4. Surveys conducted in 1970 and 1971 for Anaconda's General Neighborhood Renewal Program and Neighborhood Development Program.

Data on present and proposed housing development was obtained from the Planning Board, Urban Renewal Agency, and the local newspapers. A Land Utilization and Marketability Report for the General Neighborhood Renewal Program, done in March, 1971, by the Real Estate Research Corporation is based on General Neighborhood Renewal Program surveys and contains projections of housing need which were considered in this analysis.

All of the surveys or studies were conducted at different times. Since the purpose of each survey was different, the methods of survey are different and compatibility of results is almost nil. Limitations of, and discrepancies between, data sources will be noted where appropriate.

The intent of the analysis is to obtain an estimate of the current 1972 (December) housing stock in terms of numbers, condition and type. This will be taken as the base for projections of future need.

6.3.02: Number of Units

Data Summary

A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with any other persons in the structure and which quarters have either: 1) direct access from the outside of the building or through a common hall; or 2) complete kitchen facilities for the exclusive use of the occupants.

For vacant units, the criteria of separateness, direct access, and complete kitchen facilities for exclusive use are applied to the intended occupants, whenever possible.

Group quarters are living arrangements for institutional inmates or for other groups containing five or more persons not related to the person in charge.

To give an over-all dimension to the housing situation, it is desirable to look at total numbers of housing units. Census data is summarized in the following table:

TABLE VI-C

DEER LODGE COUNTY

CENSUS HOUSING DATA

Item		1960	1970	1960-1970 Change
Total Number of Units	County	5,768	5,150	- 618
	Anaconda	4,316	3,693	- 623
	Rural	1,452	1,457	+ 5
Vacant, Seasonal, Migratory	County	149	140	- 9
	Anaconda	2	7	+ 5
	Rural	147	133	- 14
All Year Round Housing	County	5,619	5,010	- 609
	Anaconda	4,314	3,686	- 628
	Rural	1,305	1,324	+ 19
Vacant Year Round	County	605	429	- 176
	Anaconda	468	307	- 161
	Rural	137	122	- 15
All Occupied	County	5,014	4,581	- 433
Owner Occupied	County	3,095	2,991	- 104
	Anaconda	2,281	2,119	- 162
	Rural	814	872	+ 58
Renter Occupied	County	1,919	1,590	- 329
	Anaconda	1,565	1,260	- 305
	Rural	354	330	- 24
Median Value, Owner Occupied	County	$10,200	$ 9,200	-$1,000
	Anaconda	$10,700	$ 9,500	-$1,200
	Rural	----	$ 9,600	----
Median Contract Rent (Renter Occupied)	County	$ 43	$ 48	+$5
	Anaconda	$ 43	$ 48	+$5
	Rural	$ 43	$ 36	-$7

TABLE VI-C (continued)

Item		1960	1970	1960-1970 Change
Population in Households	County	16,490	13,800	- 2,690
Persons Per Household	County	3.29	3.01	- 0.28
Population in Group Quarters	County	2,150	1,852	- 298
Units in Structure	County			
(all year round units)	1	4,228	3,887	- 341
	2	314	212	- 102
	3 & 4	316	246	- 70
	5-19	630	267	- 134
	20+		229	
	Mobile Homes	131	169	+ 38

Data in the preceding table is dated April, 1960 and April, 1970. All information given, except for Median Value and Median Contract Rent, is based on a 100 percent sample. Census takers were to go to each structure in their area and determine how many dwelling units were in that structure.

A comparison of the 1970 Anaconda city limits to those used by the Census Bureau in 1970 shows discrepancies. The Census boundaries exclude portions of the city, such as Birch Street Allotment and some houses south of Copper Road. These discrepancies have been traced to the map furnished to the Bureau of the Census by the city. Estimates of the 1972 housing supply contain corrections for the discrepancies.

Since the 1960 and 1970 censuses are the only sources of data taken on a county-wide basis with standards sets of procedures, they must be regarded as the best available source of data. An interesting comparison between the Census data and the field surveys conducted for Anaconda's urban renewal programs is made in Table VI-D. Boundaries of the Enumerative Districts are shown in Figure II-2.

TABLE VI-D

CENSUS - URBAN RENEWAL DATA COMPARISONS

	Urban Renewal Data (November, 1971)		Census Data (April, 1970)			
Enumerative District (ED)	Population	Residential Structures	Population	Number of Dwelling Units	Vacant Units	Vacant for 6 months +
8	800	275	875	334	39	22
9	755	293	883	386	42	10
10	294	84	371	113	7	3
13	898	247	917	344	26	9
14	n.a.	245	765	264	12	9

Sources: Northwest Planners
Urban Renewal Staff
U.S. Census - 1970

Generally, the urban renewal data depict fewer people than does the Census. This is especially true in Enumerative District 10. The two sets of data indicate a loss of seventy-seven people (21 percent) over twenty months. Of the 113 dwelling units counted by the Census, 86 were single family units while the remaining twenty-seven were multi-family. So the eighty-four residential structures counted in the urban renewal survey indicated a net loss of both structures and units. Comparisons of the other Enumerative Districts are more reasonable.

Estimates of units gained or lost since April, 1970 were used in conjunction with 1970 Census data to arrive at the December, 1972 estimate of the total number of units within the city limits. The computation is as follows:

3,693 = 1970 Census housing unit count
+ 7 = units constructed in 1970 (estimate)
+ 9 = units constructed in 1971
+ 33 = units built or under construction in 1972
+ 50 = correction to city limits
- 45 = units lost in demolition (estimate)
- 17 = units lost in fires (estimate
3,730 = December, 1972 estimate of total housing units in city

The thirty-three units built or under construction during 1972 include the first twenty-five units of a potential four hundred in the Teresa Ann Terrace subdivision. Other potential new housing projects include a twenty unit apartment complex and a one hundred unit senior citizen complex.

Surveys conducted in August and September, 1972 were used as the base for estimates of rural housing units. Only four residential structures outside of Galen and Warm Springs had more than one unit. Information on the number of units at Galen and Warm Springs was obtained from the Department of Institutions in December, 1972. The tabulation which follows gives the December, 1972 rural housing units estimate. This estimate includes all summer homes and tenporary units outside the city limits. Motels are not included.

Study Area	Units
Opportunity	305
West Valley	428
Georgetown	211
Anaconda	42
Rest of the County-	
Galen	36
Warm Springs	88
Other	440
Total	1,550

Table VI-C indicates a net loss of six hundred eighteen housing units between 1960 and 1970. This 11 percent loss in total units is startling. Assuming that no major errors were made by the census workers, it is necessary to look at possible reasons for the decrease in housing units. Some possible reasons are:

1. Demolition of a structure containing one or more units by an owner who cannot sell or rent the units and finds the property tax burden too heavy.
2. Demolition of a structure for some public program or losses due to fire.
3. A net decrease in the number of units within the structure.
4. Conversion of housing units to other uses, such as commercial or storage.

Deer Lodge County's eleven percent loss of housing units compares with a sixteen percent loss in population. Corresponding figures for the city are decreases of fourteen percent and nineteen percent, respectively. Several other counties and cities in Montana with population losses show decreases in total units. Deer Lodge County is not unique in this respect.

While it is difficult to pinpoint the major reason for the loss of units, some inferences can be made. An indication of the burden that property owners in the General Neighborhood Renewal Program area were faced with in 1970 is given by the numbers of vacant units and units vacant longer than six months as shown in Table VI-F (page VI-20). In Enumerative District 8, for example, thirty-nine units (12 percent) were vacant and twenty-two of these had been vacant longer than six months. For the county as a whole, four hundred twenty-nine year-round units were vacant while about two hundred twenty-five (or 52 percent) had been vacant fir more than six months. These figures, coupled with the notably high rate of tax delinquency in the county, indicate that owners of these vacant units carry a high tax burden in relation to the income their units will produce.

With the large population loss shown for the decade, it is logical that a great many of the units became dilapidated simply because no one maintained them. Of the six hundred eighteen units lost in the county, nine were vacant seasonal, one hundred seventy-six were vacant year-round, one hundred four were owner occupied and three hundred twenty-nine were renter occupied. This indicates that the major decreases were in those units where the owner did not live in the unit, and had no direct compelling reason to maintain it. Anaconda does have a high incidence of out-of-town ownership, which may contribute to the problem.

Vacant all-year-round housing units were 10.8 percent of the total year round housing units in 1960 and 8.6 percent in 1970. Total vacant units decreased from six hundred five to four hundred twenty-nine, a 29 percent drop. These decreases in absolute numbers and percentages seen somewhat contradictory. With the population decline experienced by the county, there should be more vacant units and in greater proportion to the total. It appears that a large number of the structures vacant in 1960 became completely dilapidated and were torn down. The four hundred twenty-nine units shown for 1970 would represent the survivors of the 1960 vacant units plus those which became vacant during the decade.

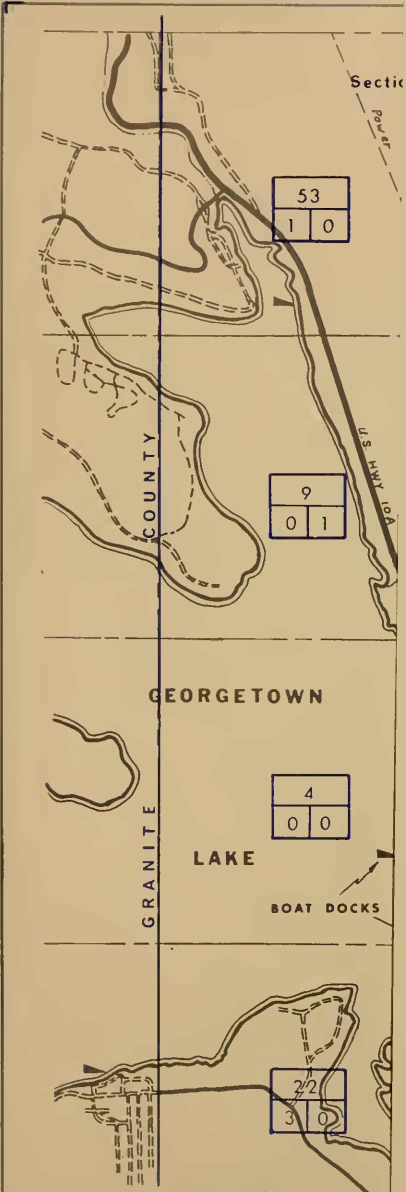
The median value of owner occupied housing units declined by almost ten percent. This figure reflects a drop in demand caused by the population losses experienced. A slight increase in the median contract rent might be explained by the shortage of adequate rental units noted in the Real Estate Research Corporation's study for the Anaconda General Neighborhood Renewal Program. Between 1960 and 1970, the number of units in one-unit structures decreased eight percent, but the number of mobile homes increased twenty-nine percent. The number of units in structures with more than one unit declined by 24%, or three hundred six units, with the largest decline (33 percent) in the number of units in two-unit structures. This last statistic may indicate that owners of houses with one apartment on the second floor or in the basement may have started to use the apartment for their own use, thereby causing a net increase in units within the structure.

6.3.03: Quality and Distribution of Residential Structures

More important than the number of units in the county is the quality of residential structures and their distribution with respect to available services as well as places work, recreation, and shopping. Figures VI-1 through VI-5 show total numbers and the relative quality of residential structures for the entire county, except Opportunity. Data for Opportunity is given in the Opportunity Land Use Plan report. A better idea of the distribution of residential land uses and structures can be obtained from Figures VII-1 through VII-5 in Chapter Seven.

All condition of structures data for the rural county is from Northwest Planners surveys conducted in 1972. Data for Anaconda comes from the 1969 Anaconda Comprehensive Plan and 1971 surveys conducted by the Urban Renewal staff. It should be emphasized that in this subsection, most numbers refer to residential structures, which may include one or more housing units (as defined by the census). Structures in mixed use, even if the dominant use was commercial, are included in the tabulations.

Table VI-E and VI-F summarize condition of structure data for the county. Separate tabulations for the area covered on each map are given on the half-



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Georgetown Lake Area

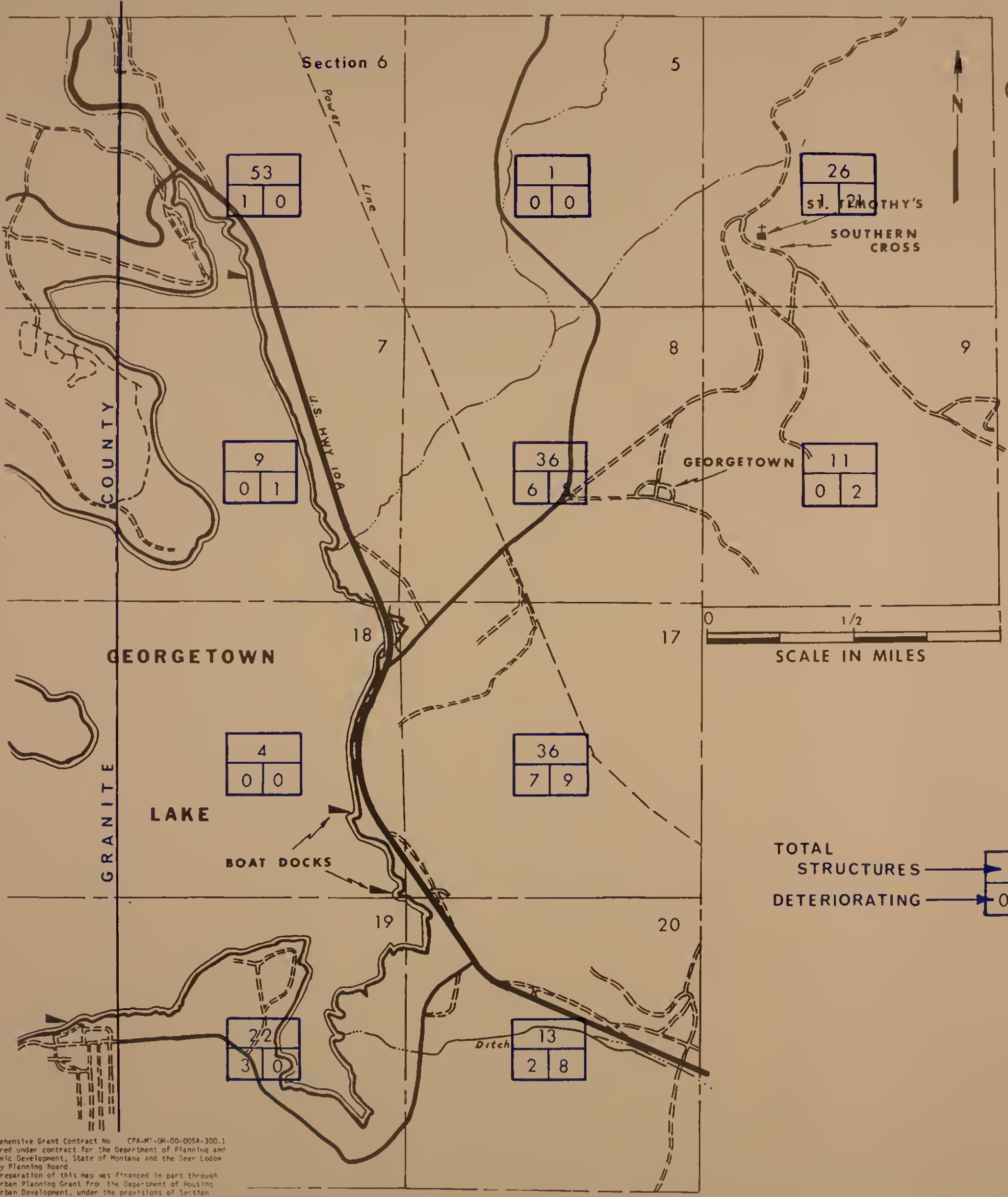

Figure VI-1

DEER LODGE COUNTY
COMPREHENSIVE
PLANNING PROGRAM

CONDITION OF
RESIDENTIAL STRUCTURES

NORTHWEST PLANNERS
HELENA, MONTANA

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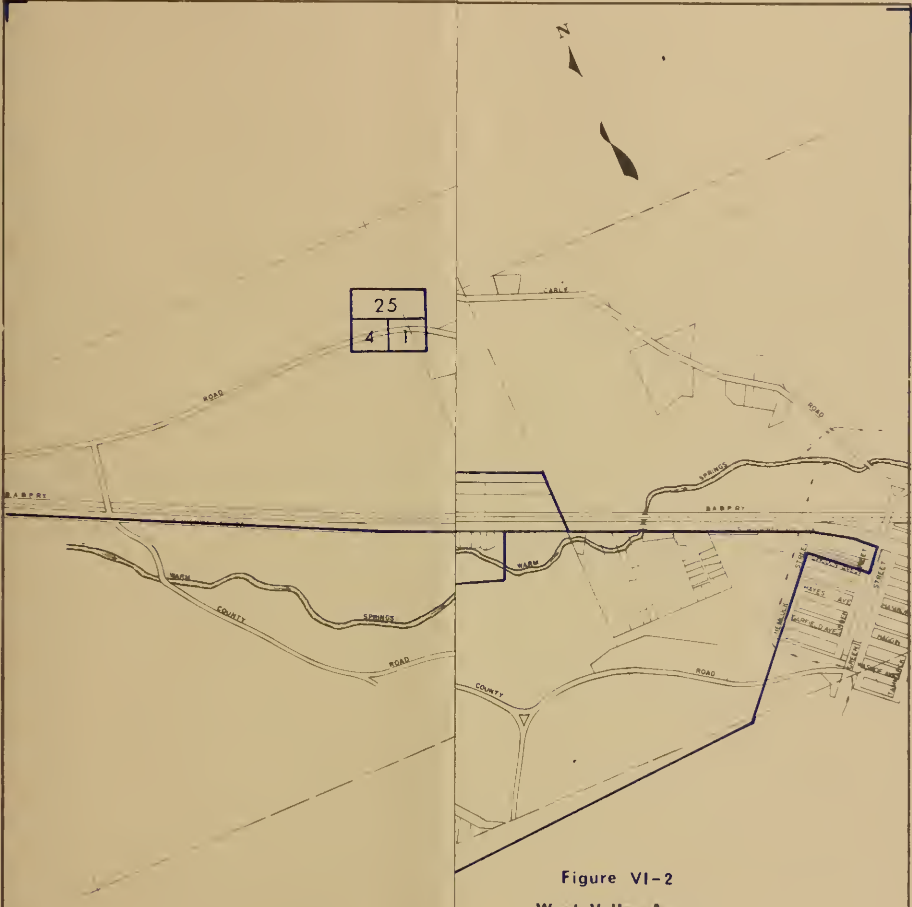

Figure VI-2

West Valley Area

DEER LODGE COUNTY

MPREHENSIVE PLANNING PROGRAM

CONDITION OF RESIDENTIAL STRUCTURES

NORTHWEST PLANNERS
HELENA MONTANA

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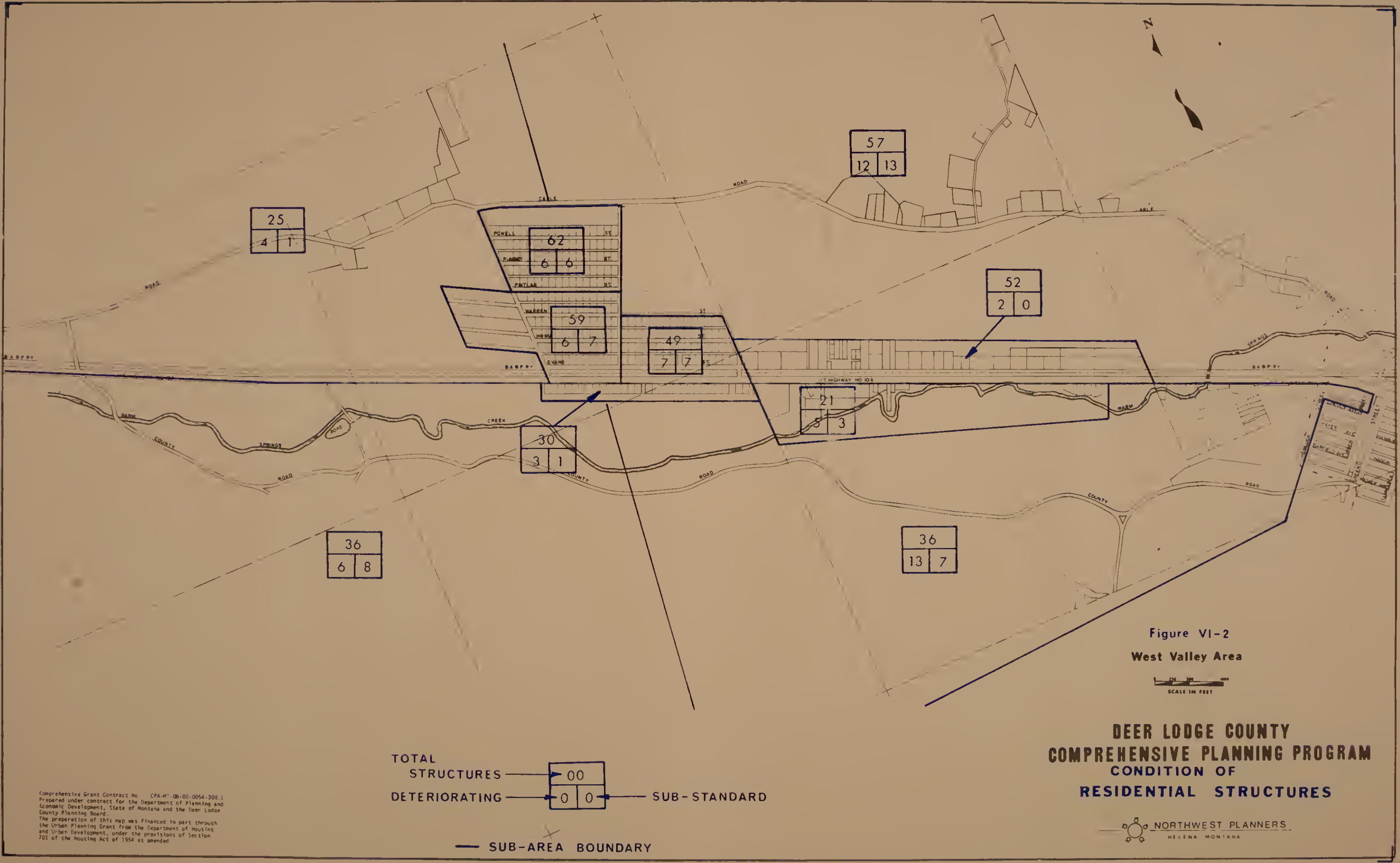

Figure VI-2

West Valley Area

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM
CONDITION OF
RESIDENTIAL STRUCTURES

NORTHWEST PLANNERS
HELENA MONTANA

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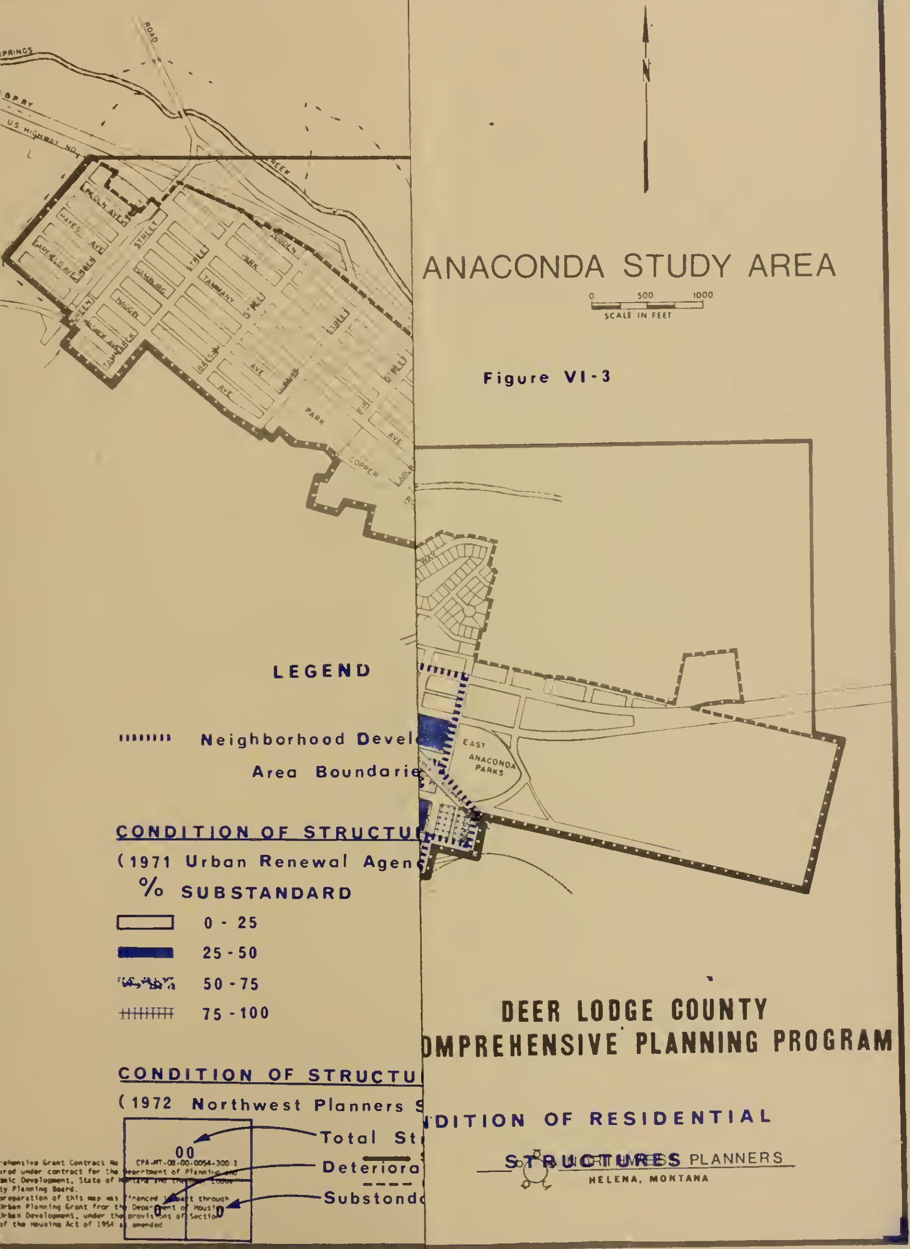

ANACONDA STUDY AREA

Figure VI-3

DEER LODGE COUNTY
OMPREHENSIVE PLANNING PROGRAM

DITION OF RESIDENTIAL
STRUCTURES

NORTHWEST PLANNERS
HELENA, MONTANA

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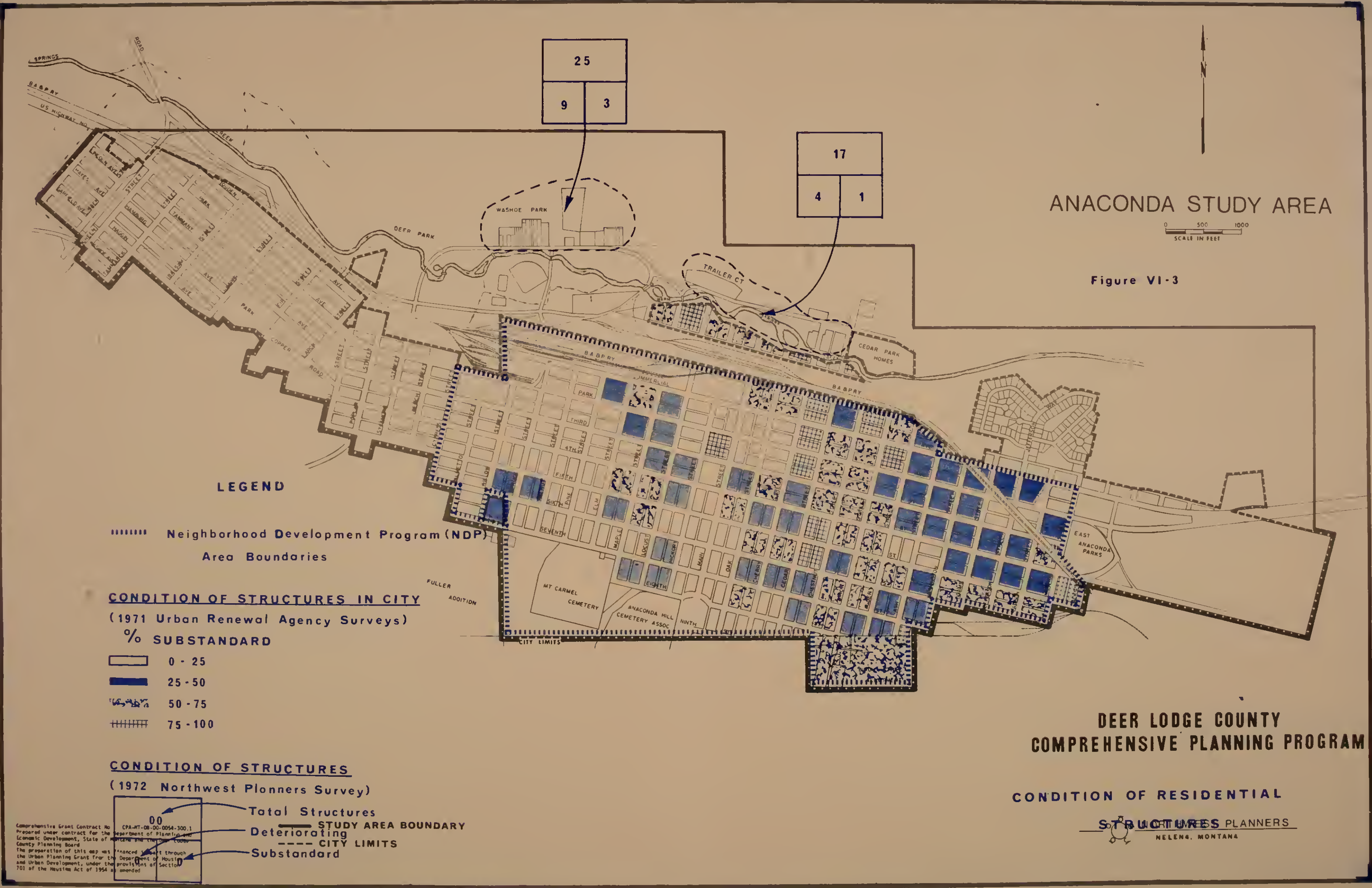

ANACONDA STUDY AREA

Figure VI-3

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

CONDITION OF RESIDENTIAL STRUCTURES

NORTHWEST PLANNERS
HELENA, MONTANA

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TABLE VI-E

DEER LODGE COUNTY - RURAL

CONDITION OF STRUCTURES SUMMARY

Condition of Structures

Area	Total	Very Good	Average	Deteriorating	Substandard
Opportunity	305	114	80	60	51
West Valley	427	174	135	64	54
Georgetown	211	41	104	20	46
Anaconda (rural)	42	9	16	12	5
Rest of county	477	114	134	114	115
Totals	1,462	452	469	270	271
Percent	100.0	30.9	32.1	18.5	18.5

Type of Structure

Area	Frame	Brick	Stucco	Mobile	Other
Opportunity	216	1	14	59	15
West Valley	272	4	7	77	67
Georgetown	87	1	1	65	57
Anaconda (rural)	31	0	0	8	3
Rest of county	352	10	12	34	69
Totals	958	16	34	243	211
Percent	65.5	1.1	2.3	16.6	14.5

Source: Northwest Planners

sheets before each map. Table VI-F summarizes the most recent structural survey for Anaconda City. Data shown is from surveys conducted in 1971 by members of the local Urban Renewal staff and Northwest Planners. This data covers Project Areas 1, 2, and 3 of the Anaconda Neighborhood Development Program (the boundaries are shown on Figure VI-5), plus all housing north of the railroad tracks. Teresa Ann Terrace, with its twenty-five units under construction is also included. Numbers of structures data for the city west of Cypress Street cannot be isolated from tables in the Anaconda Comprehensive Plan. Because this area of town contains most of the newer housing, all blocks are shown as having 0 - 25 percent deteriorating and substandard structures. This corresponds to Figure 3 in the Anaconda Comprehensive Plan.

TABLE VI-F

ANACONDA CITY

NEIGHBORHOOD DEVELOPMENT PROGRAM

STRUCTURAL SURVEY DATA

	Structures		Condition of Structures		
Totals	Single Family	Multi-Family	Standard	Deteriorating	Substandard
2,710	2,444	266	322	1,323	1,065
100.0	---	---	11.9	48.8	39.3

Sources: Anaconda Urban Renewal Agency
Northwest Planners

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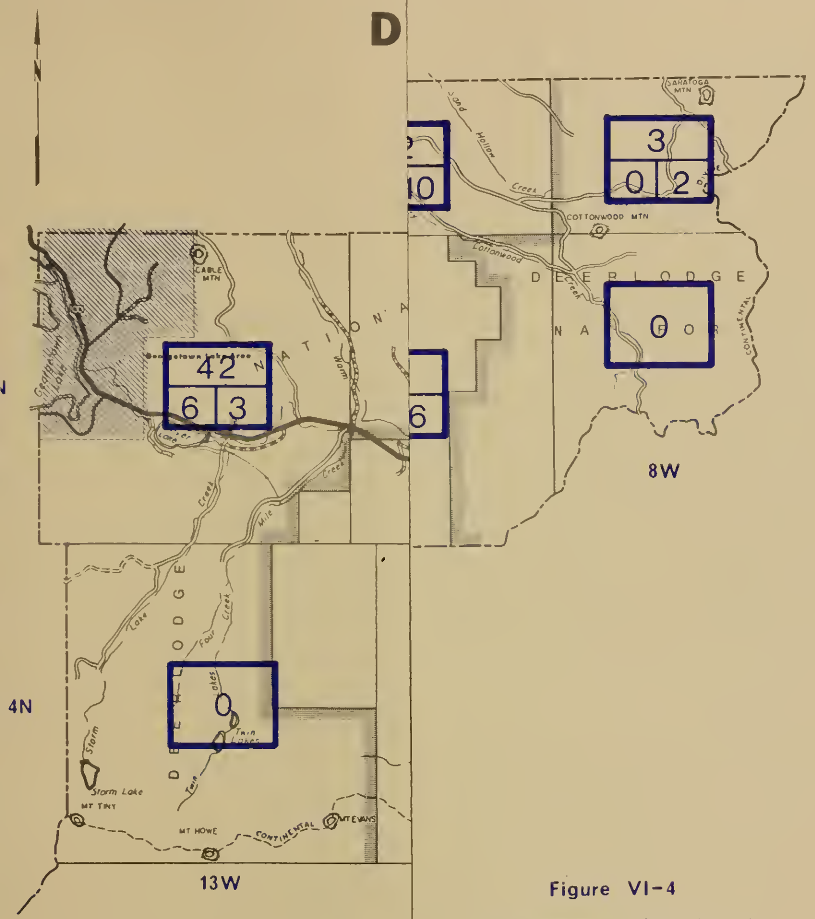

Figure VI-4

1 0 1 2 3 4
SCALE IN MILES

TOT

DE

DEER LODGE COUNTY
MPREHENSIVE PLANNING PROGRAM

CONDITION OF
RESIDENTIAL STRUCTURES

NORTHWEST PLANNERS
HELENA MONTANA

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100.0	---	---	11.9	48.8	39.3

Sources: Anaconda Urban Renewal Agency
Northwest Planners

DEER LODGE COUNTY - NORTH

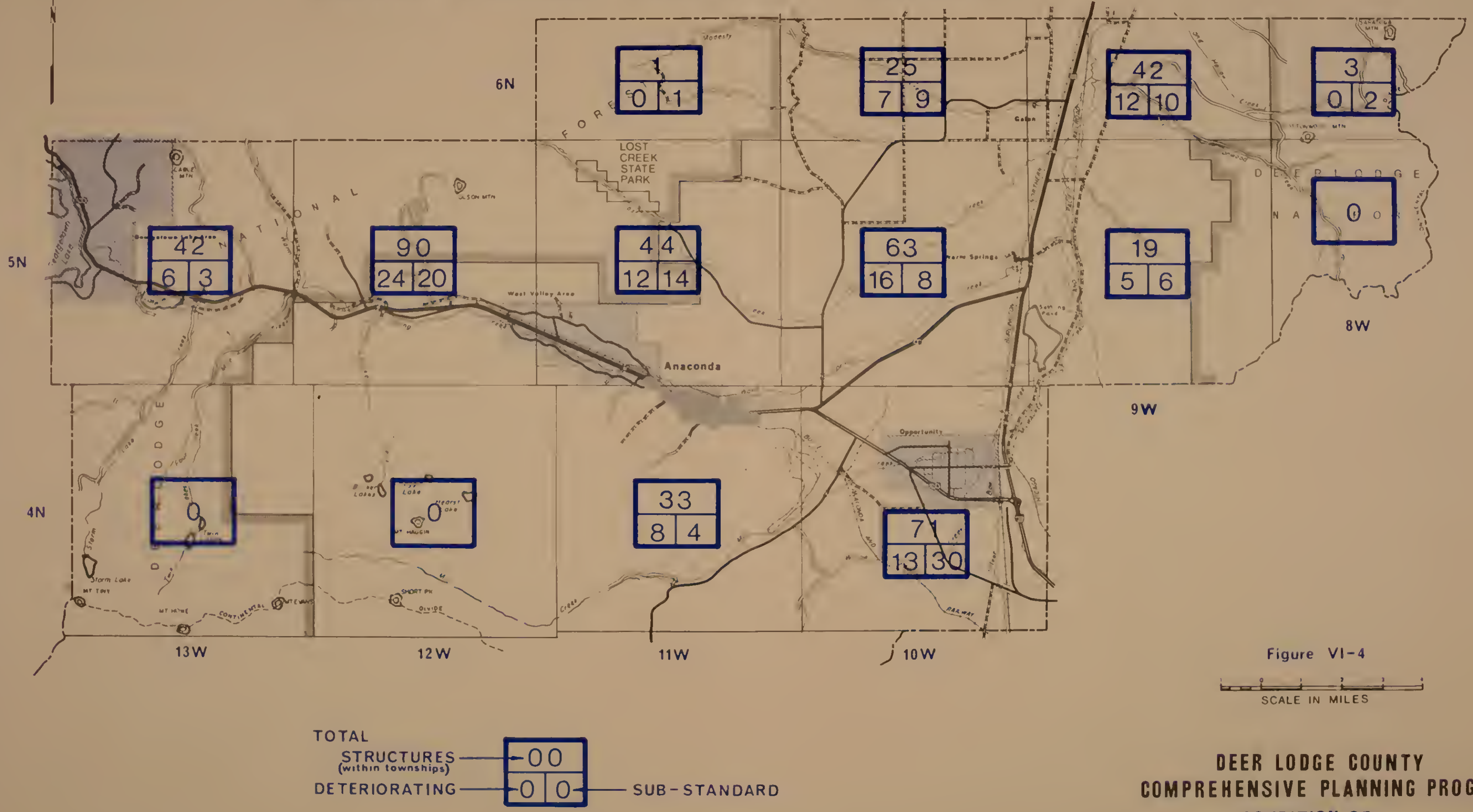

Figure VI-4

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DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM
CONDITION OF
RESIDENTIAL STRUCTURES

NORTHWEST PLANNERS

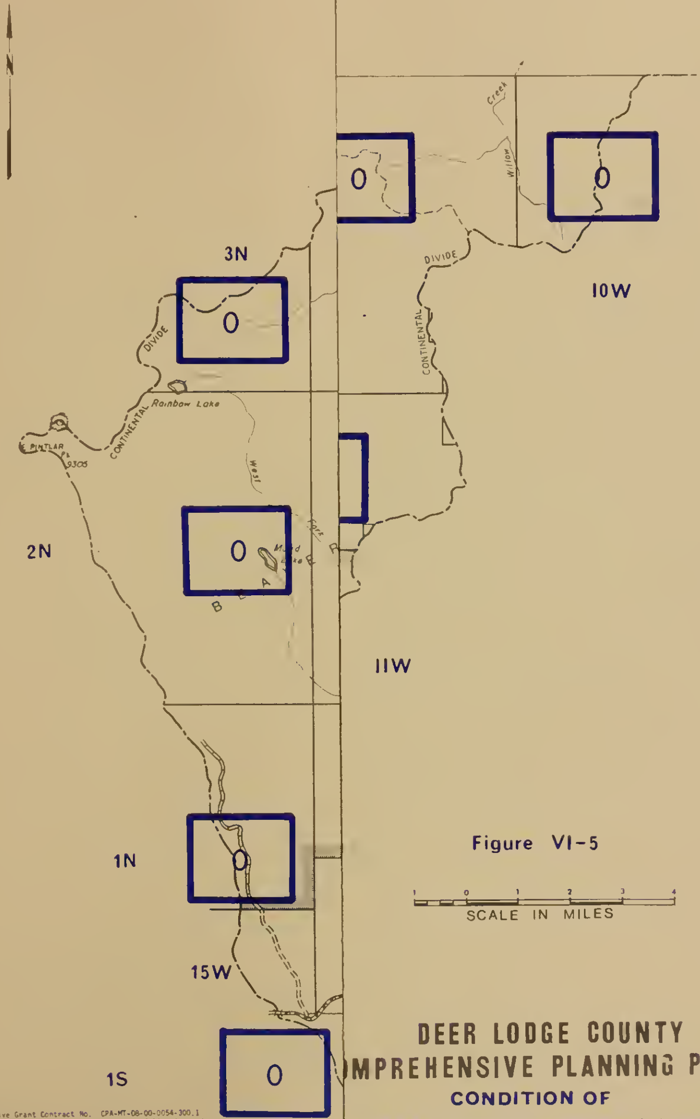

Figure VI-5

DEER LODGE COUNTY
MPREHENSIVE PLANNING PROGRAM
CONDITION OF RESIDENTIAL STRUCTURES

NORTHWEST PLANNERS
HELENA MONTANA

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DEER LODGE COUNTY - SOUTH

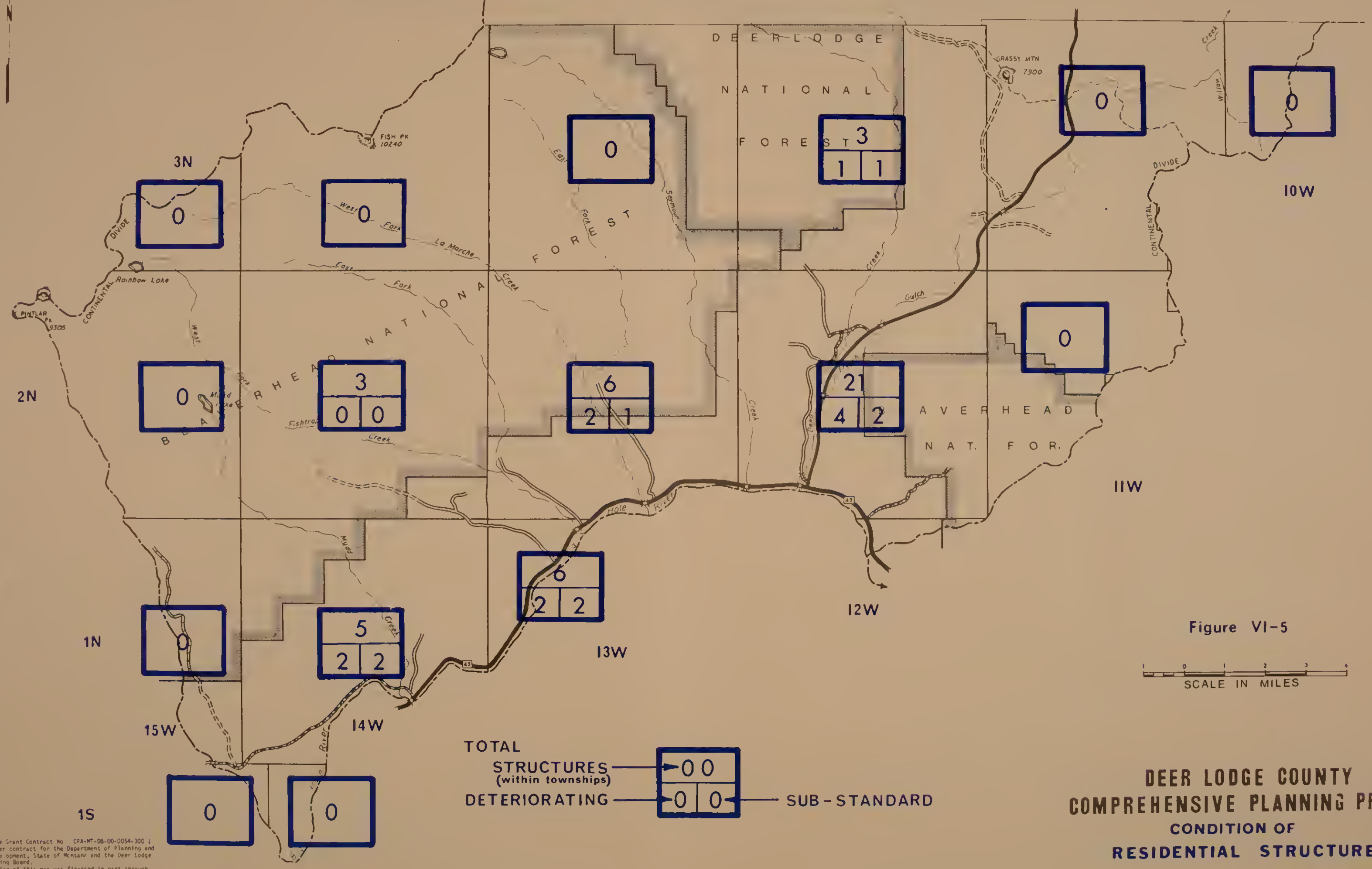

Figure VI-5

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DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM
CONDITION OF
RESIDENTIAL STRUCTURES

NORTHWEST PLANNERS
HELENA MONTANA

Almost 37 percent of the rural housing and 88 percent of the housing in the Neighborhood Development Program areas are classed as deteriorating or substandard. Since projections of housing need will be based on housing units and not structures, it is necessary to estimate the number of units in the existing housing supply which are in deteriorating or substandard structures.

Since most of the rural housing is in one-unit structures, it is reasonably valid to apply the percentages in Table VI-E without adjustments, as in Table VI-G.

TABLE VI-G

DEER LODGE COUNTY - RURAL

HOUSING BY CONDITION OF UNIT

	Number	Percent
Standard	976	63.0
Deteriorating	287	18.5
Substandard	287	18.5
Totals	1,550	100.0

(in Housing Units)

Source: Northwest Planners

Making this same estimate for the city is difficult, since the data sources used differ in methods and in date of survey. Comparing the Urban Renewal data with Census housing counts, it is estimated that the Urban Renewal data accounts for about 2,410 single family units and almost all of the 770 units in the multi-unit structures. This leaves approximately 470-500 units in the city west of of Cypress Street that would be classed as standard. In Table VI-H, the condition of units within the 1972 city limits is estimated.

TABLE VI-H

ANACONDA CITY

HOUSING BY CONDITION OF UNIT

	Number	Percent
Standard	910	24.0
Deteriorating	1,560	42.0
Substandard	1,260	34.0
Totals	3,730	100.0

Source: Northwest Planners (estimates)

6.3.04: Related Data

In addition to knowledge of the existing housing supply, it is desirable to know certain attributes of the population that the housing supply serves. Three important charactertistics are age groups, income groups and mobility.

Table VI-I shows the age groups, numbers and percentages, for the population in households and the whole county. The number of persons in group quarters is also shown. People 65 and over make up 12 percent of the county population, but only 9.9 percent of the population in households. Almost 37 percent of those over 65 in the county are in group quarters. About 1,559, or 84 percent, are inmates of institutions. This would mean that the people in group quarters will have little effect on housing needs in the county and that a closer look at the household is needed.

TABLE VI-I

DEER LODGE COUNTY

AGE GROUPS

	Population in Households		Population in Group Quarters	County Population	
Group	Number	Percent		Number	Percent
0-4	1,160	8.4	1	1,161	7.4
5-9	1,402	10.1	5	1,407	9.0
10-14	1,584	11.5	15	1,599	10.2
15-19	1,419	10.3	224	1,643	10.5
20-24	756	5.5	111	867	5.5
25-34	1,279	9.3	154	1,433	9.2
35-44	1,383	10.0	180	1,563	10.0
45-54	1,792	13.0	282	2,074	13.3
55-64	1,652	12.0	376	2,028	12.9
65-74	876	6.3	268	1,144	7.3
75+	497	3.6	236	733	4.7
Totals	13,800	100.0	1,852	15,652	100.0

Source: 1970 Census

Table VI-J shows the age of the heads of households. One more statistic of interest is that 3,471 of the 4,581 households are families, leaving 1,110 single member households.

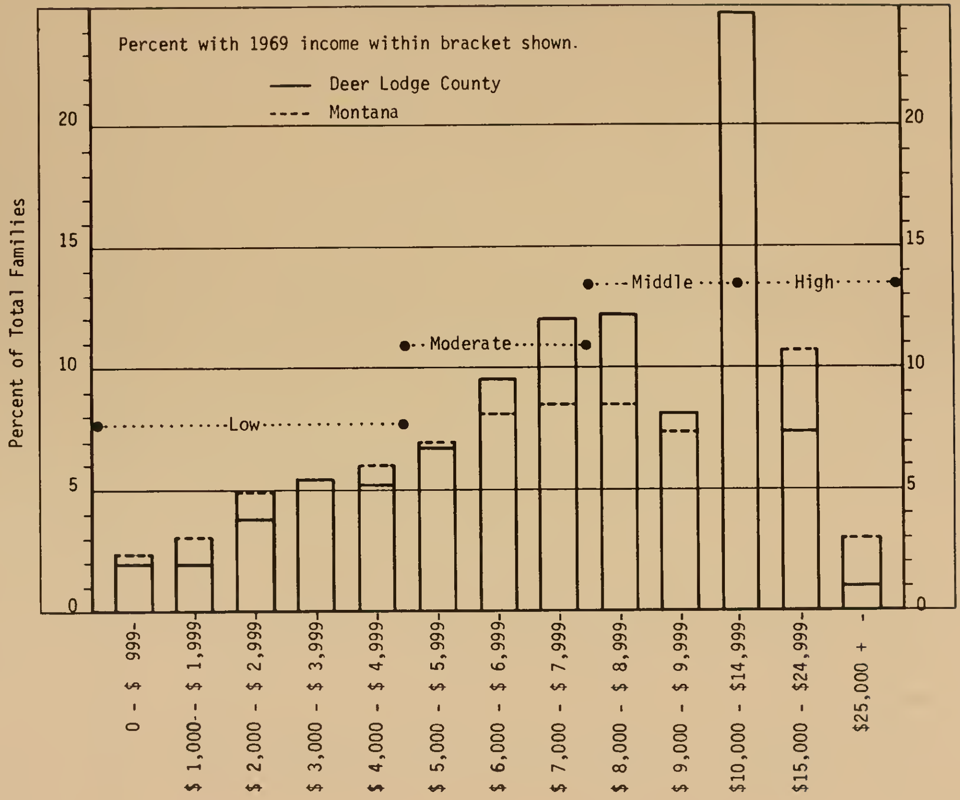
TABLE VI-J
DEER LODGE COUNTY
HEAD OF HOUSEHOLD AGE DISTRIBUTION

Age Group	Number	Percent
14 to 24	257	5.6
25 to 34	613	13.5
35 to 44	703	15.3
45 to 64	2,022	44.1
65+	986	21.5
Total	4,581 (total households)	100.0

Source: 1970 Census

An important indicator of the housing cost ranges needed is family income. As shown in Table VI-K and Figure VI-6, Deer Lodge County has a higher proportion of families in the moderate and middle income levels than does the state. There are fewer (by proportion) high income families, however, giving Deer Lodge County a median family income of $8,275, which is lower than the state figure of $8,512. Low income families are 18.4 percent of the total in the county and 22 percent in the state.

INCOME BRACKET PERCENTAGES FOR FAMILIES



Source: 1970 Census

Income Brackets
Figure VI-6

TABLE VI-K

DEER LODGE COUNTY

FAMILY INCOME (1969)

	County		State	
Income Group	Number	Percent	Number	Percent
LOW				
$ 0 - $ 2,999	263	7.5	18,064	10.5
$ 3,000 - $ 4,999	381	10.9	19,806	11.5
MODERATE				
$ 5,000 - $ 7,999	990	28.3	40,523	23.6
MIDDLE				
$ 8,000 - $ 9,999	707	20.2	27,344	15.9
$10,000 - $11,999	452	12.9	42,564	24.8
HIGH				
$12,000 - $14,999	414	11.8		
$15,000 +	293	8.4	23,511	13.7
Totals	3,500	100.0	171,812	100.0
Median	$8,275		$8,512	

Source: 1970 Census

Income brackets by Northwest Planners

Another factor which must be considered is the mobility of the population, which can be shown by Census data. As shown in Table VI-L, almost 59 percent of the 1970 county population over five years old lived in the same house in 1965. This means that 40 percent of the population moved since 1965. Eighteen percent moved within the county and about twenty percent moved in from other counties in the state or from other states. These figures indicate that many families in the county moved into different and, presumably, better housing than they occupied in 1965.

TABLE VI-L

DEER LODGE COUNTY

POPULATION MOBILITY

1970 Census Data[1]		
Residence in 1965		
Same house	8,528	(59%)
Different house	5,526	
Same county	2,704	(18%)
Different county	2,822	(19%)
Same state	1,964	
Different State	858	
Abroad	99	(1%)
1965 Residence not reported	303	(2%)
Total	14,456	

---

[1] For population five years or older.

Source: 1970 Census

ection 6.4: PROJECTIONS OF HOUSING NEED

.4.01: Forecast of Total Units Needed

Projections of housing need over the planning period must consider:

1. The needs of newly formed households in the county during the planning period.
2. The replacement of units considered substandard at the beginning of the planning period.
3. The replacement of units which will probably become substandard or which will be lost during the planning period.
4. The needs of specific age and income groups.

Since units presently classed as deteriorating or substandard may be rehabilitated, projections of need include both new and rehabilitated units. This means hat both are considered additions to the supply of standard housing units. The ases for projections are the estimates of the 1972 housing supply made in subections 6.3.02 and 6.3.03.

Population projections made in Chapter Two are summarized again in Table VI-M, long with estimates of the total units needed to serve the projected household rojections.

To get projections of units needed which are compatible with 1972 Housing upply Estimates (Tables VI and VI-H) it is necessary to add ten percent to the ccupied Units Needed column, to account for vacant units included in 1972 Housing upply Estimates.

Generally, it is considered desirable to have about a ten percent vacancy atio, to provide more flexibility in a local housing market.

TABLE VI-M

DEER LODGE COUNTY

POPULATION AND UNITS NEEDED

Year	Total Population	Population In Households	Persons Per Household Ratio	Occupied Units Needed	Total Units Needed (see text)
1960	18,640	16,490	3.29	5,014	5,768
1970	15,652	13,800	3.01	4,581	5,150
1975	16,120	14,320	3.0	4,770	5,250
1980	16,670	14,920	3.0	4,970	5,470
1985	17,300	15,600	3.0	5,200	5,720
1990	17,950	16,300	3.0	5,430	5,970
1995	18,600	17,000	3.0	5,670	6,240

Source: Northwest Planners

Of the total 5,280 units estimated, there are 1,886 classed as standard, 1,847 deteriorating, and 1,547 considered substandard. Theoretically, any structure can be rehabilitated if the owner is willing to spend the amount of money required to bring it up to building code standards. For each structure and owner, however, there is a limit to what the owner is willing to pay for rehabilitation. For the very poorest housing, the owner would be likely to abandon the structure, since it is probably cheaper to build a new structure. Urban Renewal rehabilitation standards consider a rehabilitation cost greater than 80 percent of the market value excessive. For the purposes of this analysis, it is estimated that all the deteriorating structures and a third of the substandard structures can be feasibly rehabilitated. This gives a total of 4,250 existing units which are standard or can be brought up to standard.

Considering only the 1995 total units needed (6,240) and comparing it with the existing housing supply, Deer Lodge County will need 960 units of additional standard housing to serve the predicted population increase and 1,035 units to replace housing that cannot be rehabilitated. In addition, almost 2,360 units will need rehabilitation to bring them up to code standards. Almost 86 units per year of new and replacement housing and 103 rehabilitated units per year would be required to put all the 1995 population into standard housing units. Tabulations by five year periods are given in Table VI-N.

TABLE VI-N

DEER LODGE COUNTY

HOUSING NEEDS FORECAST

(Total Units)

Year	Total Needed To Serve Predicted Population	Replacement Of Existing Substandard Housing	New and Replacement Housing	Rehabilitated Housing Needed
1972	5,280			
	- 30	135	105	300
1975	5,250			
	+ 220	225	445	515
1980	5,470			
	+ 250	225	475	515
1985	5,720			
	+250	225	475	515
1990	5,970			
	+ 270	225	495	515
1995	6,240			
	960	1,035	1,995	2,360

These new, replacement, and rehabilitated units would need to be distributed throughout the county in proportion to the expected percentages for each County Census Division as given in Table II-Q.

6.4.02: Housing Needs by Age and Income Groups

Using income group percentages shown in Table VI-K, it is possible to make a rough estimate of housing needs for various income groups. These estimates are based on the total numbers of New and Replacement Housing shown in Table VI-N, and are summarized below:

TABLE VI-O

DEER LODGE COUNTY

HOUSING NEEDS BY INCOME GROUP

Income Group	Percent	Total Needs	New and Replacement Housing	Rental Range	Home Cost Range
LOW					
$ 0-$ 3,000	7.5	470	150	$ 0-$ 65	$ 0-$ 6,000
$ 3,000-$ 5,000	10.9	680	220	$ 65-$105	$ 6,000-$10,000
MODERATE					
$ 5,000-$ 8,000	28.3	1,765	560	$105-$165	$10,000-$16,000
MIDDLE					
$ 8,000-$10,000	20.2	1,260	400	$165-$210	$16,000-$20,000
$10,000-$12,000	12.9	805	260	$210-$250	$20,000-$24,000
HIGH					
$12,000-$15,000	11.8	735	235	$250-$315	$24,000-$30,000
$15,000 +	8.4	525	170	$315 +	$30,000 +
		(6,240)	(1,995)		

Source: Northwest Planners

Freezes on national housing programs administered by the Department of Housing and Urban Development make it extremely difficult to make recommendations as to how the needs shown in Table VI-O can be met.

Of the total 6,240 units needed by 1995, almost 30 percent should be oriented to the needs of elderly households.

6.4.03: Forecasts of Residential Land Needs

Estimates of the amount of land needed for residential purposes in the county recognizes the following factors:

- The Urban Renewal Agency will have land available in the Neighborhood Development Program area for new and replacement housing.
- Present and forseeable developments to the northeast of Anaconda will provide 400 single family, multi-family, and mobile home units within the next few years.
- The Hearthstone Project, with 100 units of elderly housing, awaits only approval of a loan.
- Other housing developments underway or comtemplated in the city give a total of almost 550 units to be provided in the Anaconda study area.
- The density of residential use outside the Anaconda study area will depend on the availability of sewer and water systems. Without either, only two units per acre should be allowed.
- Replacement of substandard housing should be at a lower density than exists in the city.
- Residential growth to the northeast of town will be limited by the county landfill road, Warm Springs Creek, the Highway Department Shops, and the National Guard Armory.

- Land that is vacant, but platted, should be used before new subdivisions are allowed.

Residential land use needs in the Georgetown area are determined more by leisure trends than by any real housing need. Homes in this area are mostly summer homes.

Almost twenty-five acres of land in the West Valley area are platted, but are vacant. To meet projected population increases, a total of sixty-three additional acres would be needed at two units per acre.

In addition to areas now being developed in the Anaconda study area, about sixty acres (at six units per acre) will be needed.

Section 6.5: HOUSING DEVELOPMENT PLAN

6.5.01: Federal Housing Programs

To provide needed new, replacement, and rehabilitated housing units will require a concentrated effort by local agencies and private enterprise with assistance from the federal government. Many federal housing programs are "on the books", even if funding of these programs has been temporarily frozen. These programs and the income groups they are intended to serve are shown in Figure VI-7.

Deer Lodge County and the City of Anaconda have been very active in using federal housing programs. There are presently 130 units of public housing on the north-central side of the city, 40 units of apartment housing for the elderly and many units of HUD 235 or 236 housing.

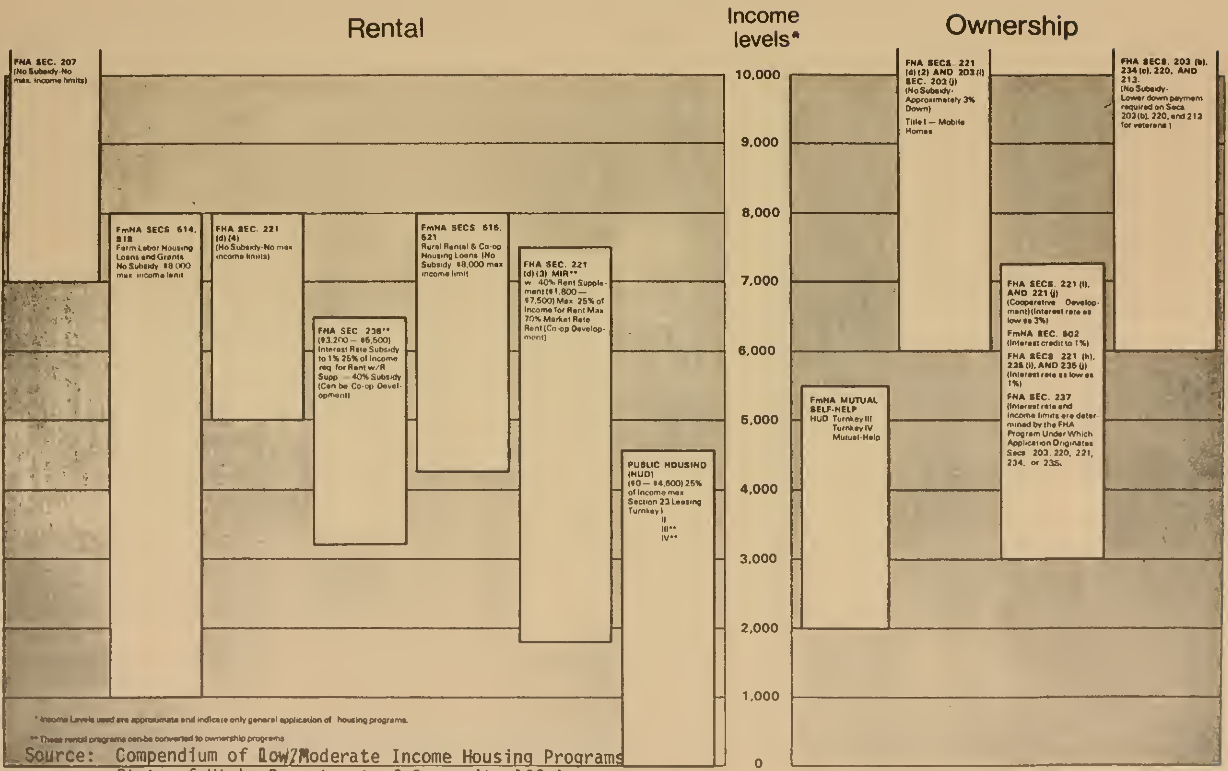
6.5.02: Housing Program Organization

Several organizations in the city and county are actively involved in solving housing problems. Efforts to date have been well-coordinated, even though no formal area-wide organization exists. Figure VI-8 shows a conceptual Housing Program Organizational Chart.

The Housing Commission shown on this chart is simply a coordinating body made up of: 1) persons in charge of specific portions of the community housing efforts; 2) planning board members; and 3) representatives of the city and county government. Each Housing Committee would be the citizens advisory or supervisory board directly in charge of the various items shown.

FIGURE VI-7

Housing Programs For Low/Moderate-Income Families
FHA, HUD, And FmHA



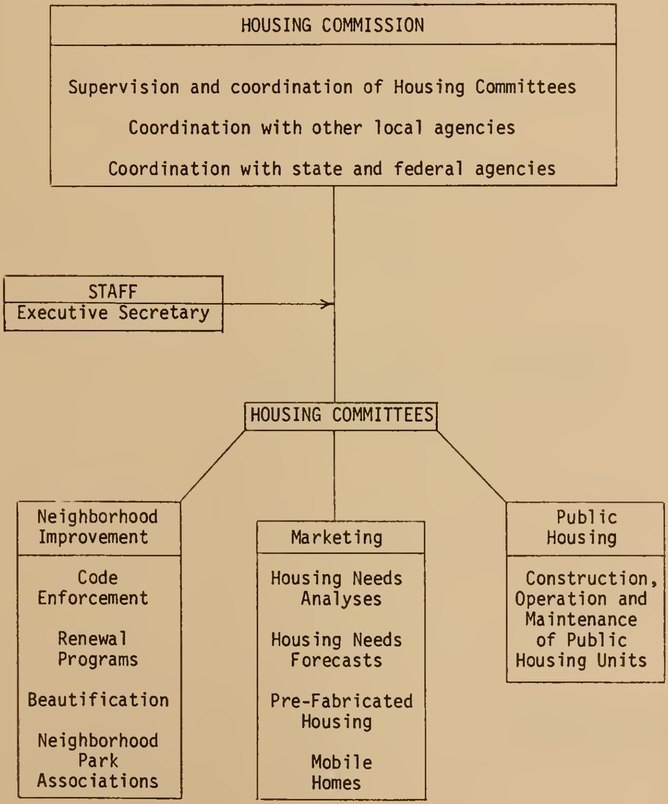
* Income Levels used are approximate and indicate only general application of housing programs.

** These rental programs can be converted to ownership programs

Source: Compendium of Low/Moderate Income Housing Programs
State of Utah, Department of Community Affairs

FIGURE VI-8

HOUSING PROGRAM ORGANIZATIONAL CHART



LAND USE

chapter 7

CHAPTER SEVEN

LAND USE

Section 7.1: CONCEPTS

Land use planning, as mentioned in the Foreword, is based on certain principles regarding the compatibility and interrelationships of given land uses. Past mistakes in land usuage gave impetus to the development of methods of anticipating nuisances. In the last few years, emphasis has been placed on environmental and ecologic compatibility as well.

Population and economic projections give clues as to how much land may be needed in the future for given uses. Additional land can be set aside if necessary to provide for these uses. Incompatible uses should be separated or buffered from each other. An important factor in the location of land uses is the capability of land, streams and plant cover to handle the proposed use.

Since the immediate physical environment in which a persons lives affects his social values, his physical health and his potential contribution to society, a prime consideration in a land use plan is preserving the integrity of a residential neighborhood. This can be done by limiting through traffic and providing adequate schools and parks within walking distance.

Through the analysis of land use and land capability data, a land use plan can be developed to guide future growth and protect the environment. This plan provides a basis for adopting zoning and subdivision regulations to be administered by the local government. The result is a review process enforceable by law and guided by sound planning principles.

Section 7.2: INVENTORIES AND ANALYSES

7.2.01: Land Use Inventories

A land use inventory was conducted by Northwest Planners in September, 1972, in the unincorporated portion of Deer Lodge County. All types of existing land use were plotted on field maps and tabulated for analysis. Data for the City of Anaconda was obtained from the Anaconda Comprehensive Plan dated 1969 and from 1971 Anaconda Urban Renewal Agency surveys. Existing land use maps for four of the five study areas, and tabulations showing the character and relative importance of land use types are shown in this section.

Deer Lodge County is the secondest smallest county in Montana, occupying 741 square miles. There are 471,000 acres of rural land area compared to roughly 1,000 acres of urban land. Much of the rural land is National Forest and is used for conservation and recreation purposes. The bulk of private land in the county is devoted to agriculture. Table VII-A shows total acreages within each study area.

TABLE VII-A

DEER LODGE COUNTY

LAND USE SUMMARY

Total Area of County	474,240 Acres
Water Area	1,920 Acres
Land Area	472,320 Acres
Rural	471,350 Acres
Urban (within Anaconda city limits)	970 Acres

TABLE VII-A (continued)

Study Areas (including water areas)	
Georgetown Lake Study Area	6,400 Acres
West Valley Study Area	3,750 Acres
Anaconda City Study Area	2,195 Acres
Opportunity Study Area	2,820 Acres
Rural County	459,075 Acres
Total	474,240 Acres

Source: Comprehensive Area-Wide Sewer and Water Plan, Volume 12.
Northwest Planners

Georgetown Lake Study Area

The Georgetown Lake Study Area consists of ten sections of which 1,246 acres (19.5 percent) is water area (Table VII-B). The greatest percentage of land (59.9 percent) is in the Timber and Open Space category, making the area ideal for recreation. Recreation facilities include Forest Service campgrounds, boat launch sites, and picnic grounds. Campgrounds are located at the northwest end of Georgetown Lake and at the Deer Lodge County line on the Echo Lake road. Public and private boat launches are located along Highway 10-A and across the dam on the northern edge of the lake.

The natural beauty and recreation values of the Georgetown Lake area and the excellent access provided by Highway 10-A combine to make the area extremely attractive for vacation home developments. Existing residential uses are mostly vacation homes. Development thus far has been scattered, as shown on Figure VII-1.

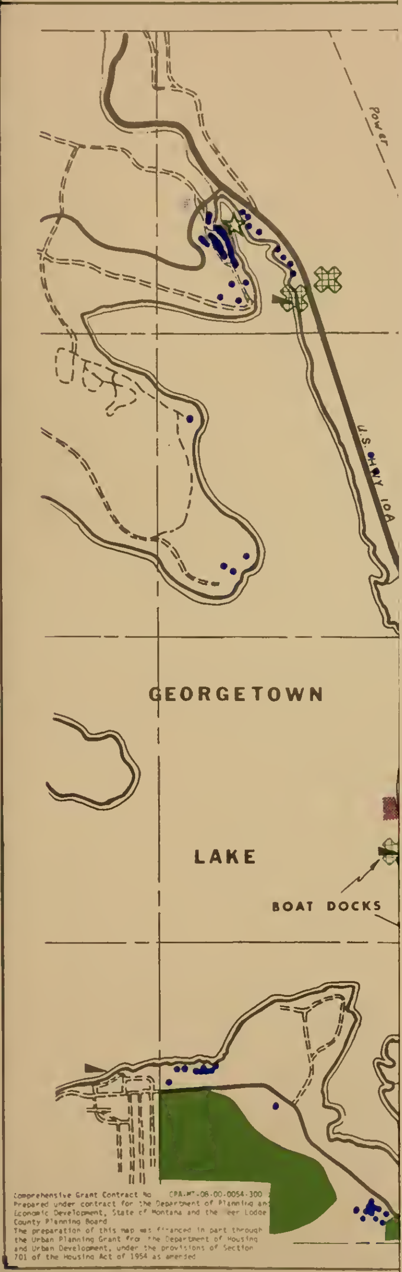
TABLE VII-B

GEORGETOWN LAKE STUDY AREA

EXISTING LAND USE

	Acres	
Residential		52.8
Commercial		2.4
Auto-oriented	2.4	
Industrial		.1
Manufacturing	.1	
Public and Semi-Public		1.5
Public and Semi-Public Buildings	1.5	
Recreation		44.0
Public	6.0	
Private	38.0	
Agriculture		1,250.0
Grazing	1,250.0	
Timber and Open Space		3,705.5
Roads (State, County, Main Forest Service)		97.7
Water Area (Reservoirs over 40 acres in size)		1,246.0
Total		6,400.0

Source: Northwest Planners, 1972



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and Urban Development, under the provisions of Section
701 of the Housing Act of 1954 as amended

TABLE VII-B

GEORGETOWN LAKE STUDY AREA

EXISTING LAND USE

	Acres	
Residential		52.8
Commercial		2.4
Auto-oriented	2.4	
Industrial		.1
Manufacturing	.1	
Public and Semi-Public		1.5
Public and Semi-Public Buildings	1.5	
Recreation		44.0
Public	6.0	
Private	38.0	
Agriculture		1,250.0
Grazing	1,250.0	
Timber and Open Space		3,705.5
Roads (State, County, Main Forest Service)		97.7
Water Area (Reservoirs over 40 acres in size)		1,246.0
Total		6,400.0

Source: Northwest Planners, 1972

Georgetown Lake Area

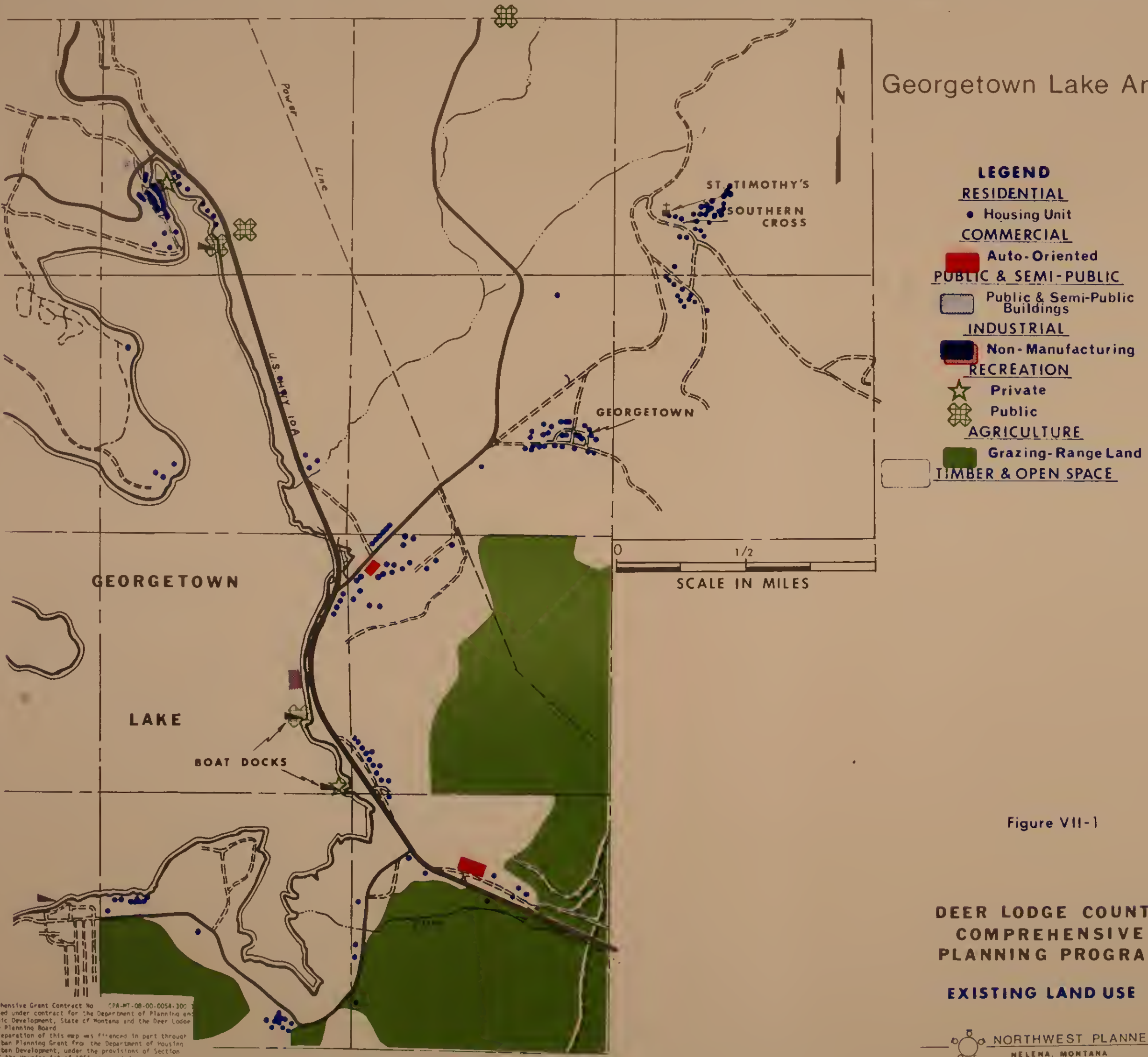

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Figure VII-1

DEER LODGE COUNTY
COMPREHENSIVE
PLANNING PROGRAM

EXISTING LAND USE

NORTHWEST PLANNERS
HELENA, MONTANA

Almost 600 potential homesites have been proposed or platted around the entire lake. Developments have been proposed along the Echo Lake road. Some of this subdivision activity is occurring in areas of steep slopes or potentially high groundwater. As noted in Chapter Five, this scattered development does not make central water and sewer systems feasible.

Commerical establishments are located near Highway 10-A. The establishments are primarily intended to serve people attracted to the Georgetown area for recreational purposes and contain eating and drinking facilities and motel rooms. Demand for commercial services of this type is increasing, and expansion in their immediate vicinity may be desirable.

Agricultural land is concentrated in the southern portion of the study area and constitutes approximately 19.5 percent of the total surface area. Public and semi-public uses include St. Timothy's Chapel and another small open chapel at the northern corner of the lake. Table VII-B lists land use classifications and acreages in the Georgetown Lake Study Area.

West Valley Study Area

Residential development in the West Valley area is concentrated in a large subdivision in the middle of the study area and along Highway 10-A. Smaller clusters occur north of Cable Road and on the southern fringe of the valley. Platted densities in the Mountain View Subdivision are three units per acre. In other areas, the densities are lower. Figure VII-2 shows existing land use for the West Valley area.

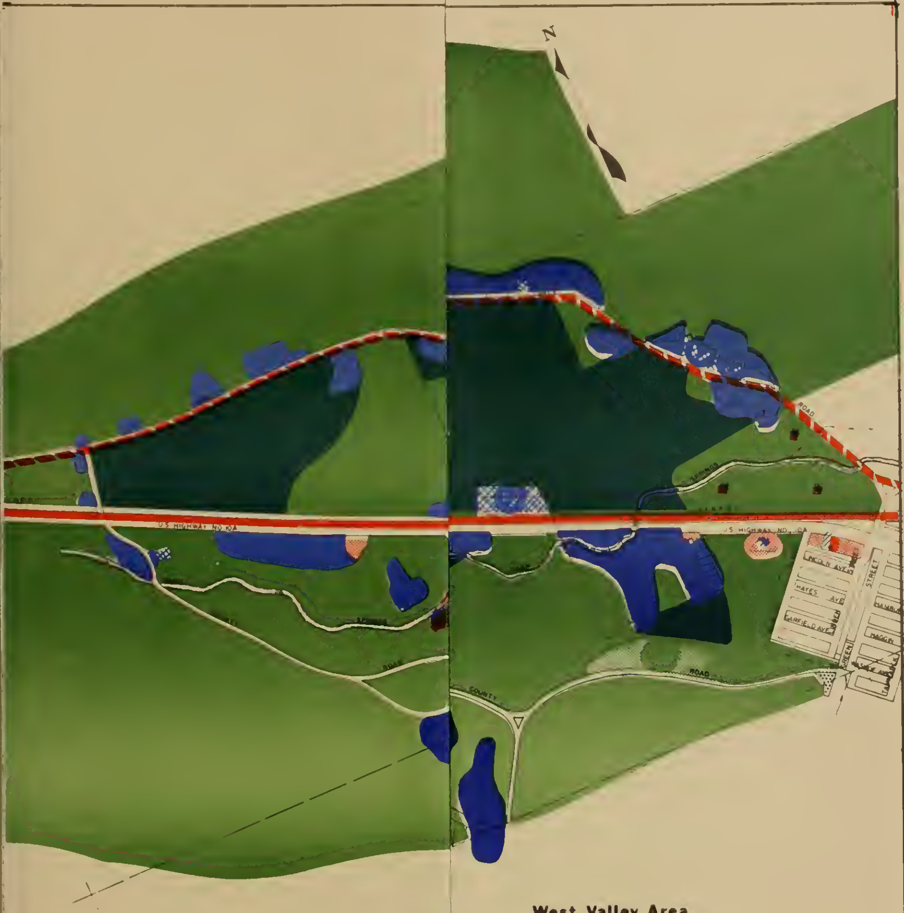
The West Valley Study Area contains 3,750 acres of land of which 3,045 acres are agricultural. Most cropland is located between Cable Road and Highway

10-A. The majority of the grazing land is situated on the hillsides above the heart of the valley.

Commercial establishments cover 11.7 acres and are in separate areas on the south side of Highway 10-A. One of the most serious problems associated with this type of commercial arrangement is that highway access points create dangers to through traffic. Most of the citizens of West Valley have expressed concern over the accidents caused directly or indirectly by residential and commercial access. Consequently, any further development should be discouraged along Highway 10-A until the highway has been re-designed to alleviate traffic pressures. Then commercial development should be allowed only if there is a definite need for it, and following Planning Board review.

Private recreation areas consist of the Embassy softball field and the Anaconda Saddle Club. Together they account for 13.3 acres of land. The ball park north of the Fire Hall and the playlot on Warren Street are the only public recreation sites and are inadequate to serve the West Valley area. Most recreational demands in the area could be met by development of the Fire Hall park.

Industrial use consists of the Anaconda Company pumpstation (Meyers Dam). Public uses consist of the West Valley Community Club, the Fire Hall and churches. The New Hill Cemetery occupies eight acres. Tabulations for the West Valley area are shown in Table VII-C.



West Valley Area

Figure VII-2

DEER LODGE COUNTY
MPREHENSIVE PLANNING PROGRAM

EXISTING LAND USE

NORTHWEST PLANNERS
HELENA MONTANA

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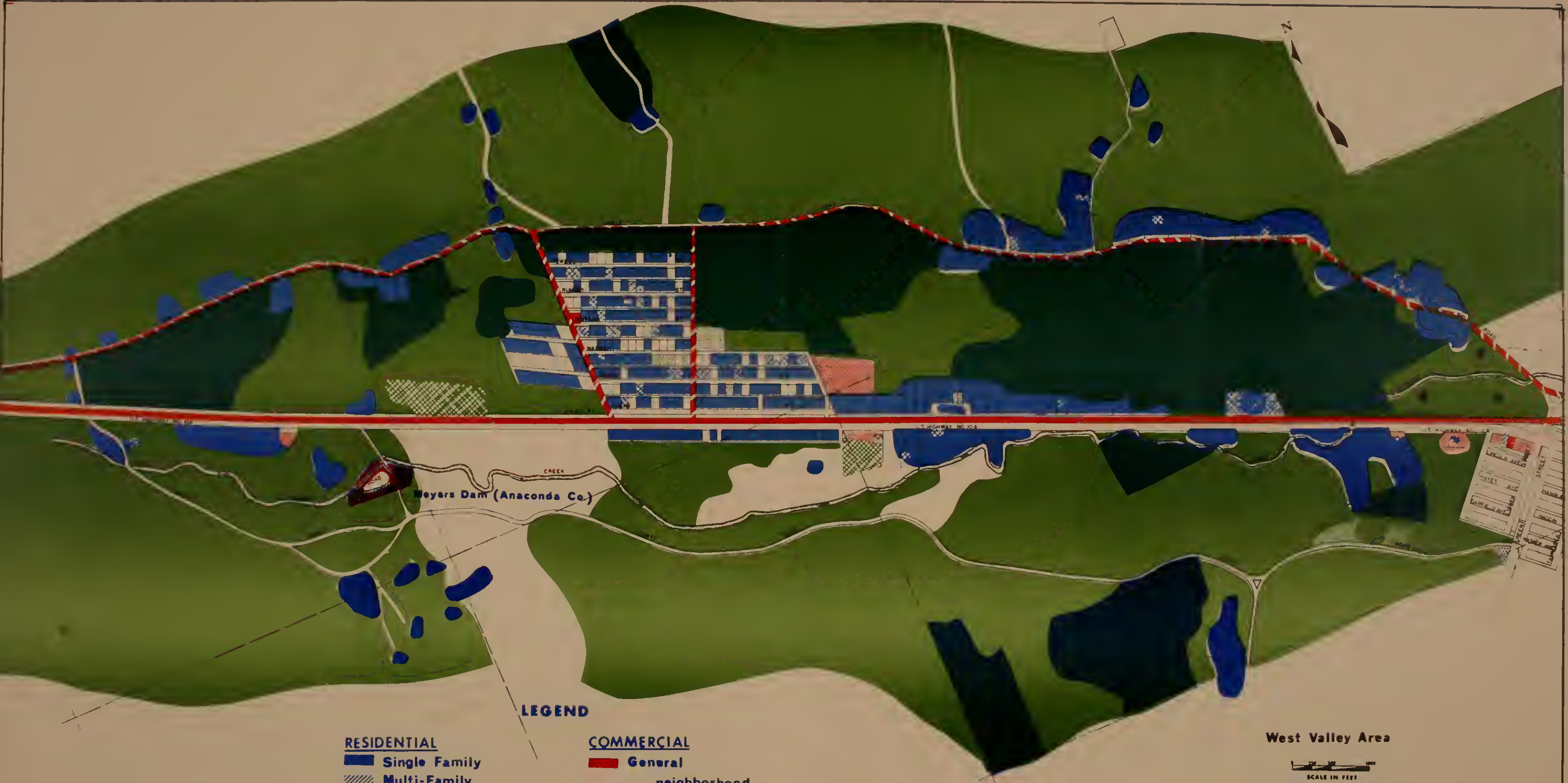

LEGEND

RESIDENTIAL
- 🟦 Single Family
- ▨ Multi-Family
- ▩ Mobile Home
- ● Trailer Park

PUBLIC & SEMI-PUBLIC
- ░ Public & Semi-Public Buildings

RECREATION
- ▩ Private
- ▨ Public

▭ TIMBER & OPEN SPACE

COMMERCIAL
- 🟥 General neighborhood
- ░ Auto-Oriented

INDUSTRIAL
- ▬ Manufacturing

AGRICULTURE
- 🟩 Grazing-Range Land
- ■ Cropland

● CEMETERY

▬ RURAL ARTERIAL
▬ ▬ RURAL COLLECTOR

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West Valley Area

SCALE IN FEET

Figure VII-2

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

EXISTING LAND USE

NORTHWEST PLANNERS
HELENA MONTANA

TABLE VII-C

WEST VALLEY STUDY AREA

EXISTING LAND USE

	Acres	
Residential		234.9
Single Family	141.0	
Multi-Family	.7	
Mobile Home	22.0	
Vacant Platted	24.6	
Commercial		11.7
General		
Auto-oriented		
Industrial		7.8
Manufacturing	7.8	
Public and Semi-Public		1.6
Public and Semi-Public Buildings	1.6	
Recreation		16.1
Private	13.3	
Public	2.8	
Agriculture		3,045.0
Grazing	2,285.0	
Cropland	760.0	
Timber and Open Space		279.9
Roads		145.0
Total		3,750.0

Source: Northwest Planners, 1972

Anaconda City Study Area

Land use data for the Anaconda City Study Area was obtained from two primary sources: 1) The Anaconda Comprehensive Plan, 1969; and 2) The Anaconda Urban Renewal Agency, 1971. Adjustments were made in tabulations and to the existing land use map to reflect changes since these dates. These studies were performed at different times and for different purposes and using different categories. Table VII-D and the Existing Land Use map (Figure VII-3) show data for this study area.

Rural County

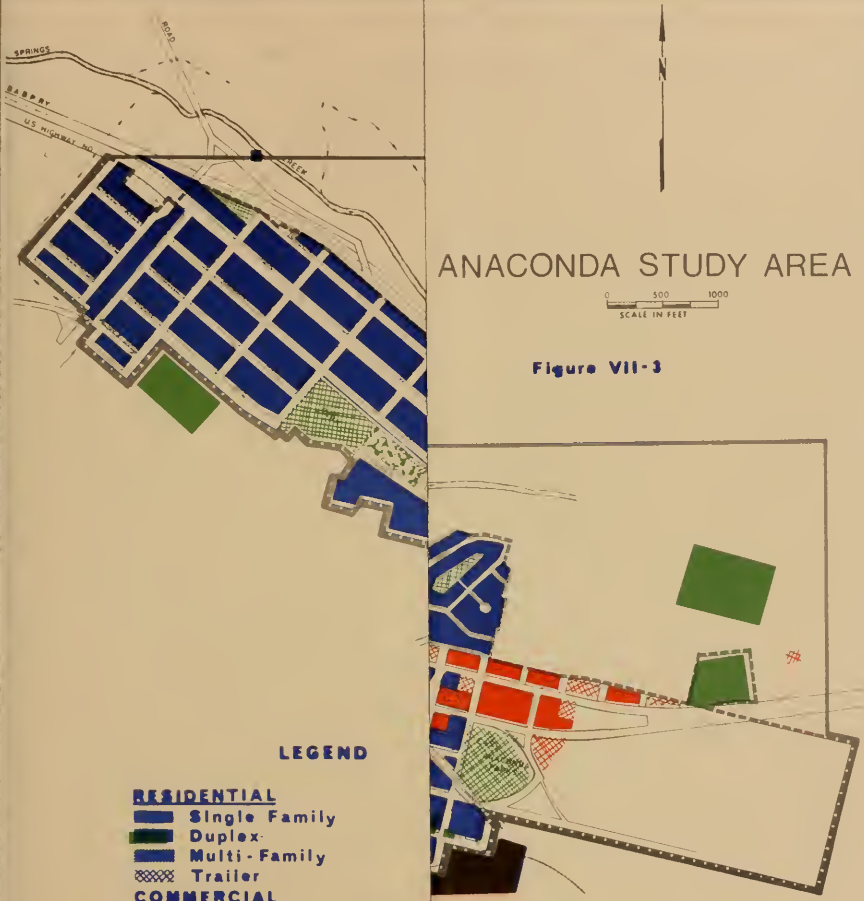
Outside of the four study areas, where most development is occurring, are 717 square miles of mostly timber, open space and agricultural land, as shown in Table VII-E and Figures VII-4 and VII-5.

Prime agricultural land is concentrated on fertile benchlands in the northeastern part of the county in the Galen - Warm Springs vicinity. This area is primarily irrigated cropland with grazing land extending to the base of the steep mountain slopes. Another area, used almost exclusively for agriculture - both cropland and grazing - extends from the banks of the Big Hole River to the Mill Creek crossing, along Highway 274. Some National Forest land is also used for grazing. The remaining agricultural land is scattered, with concentrations near Highway 10-A in the west and in the vicinity of Opportunity. Agricultural land shown on the land use maps is taken from County Assessor records.

Public recreation areas in the rural county account for 520 acres of land. These facilities are found near Warm Springs Creek in the northwest portion and scattered in the mountainous region of the Big Hole drainage in the southern portion of the county. Private recreation areas include: the Wraith Hill Ski

ANACONDA STUDY AREA

Figure VII-3



LEGEND

RESIDENTIAL
- 🟦 Single Family
- 🟩 Duplex
- 🟦 Multi-Family
- ▨ Trailer

COMMERCIAL
- 🟥 Retail
- ▨ Other

INDUSTRIAL
- ⬛ Manufacturing
- ⬛ Non-Manufacturing

PUBLIC
- ▨ Schools
- ▨ Parks and Recreation
- 🟩 Other

DEER LODGE COUNTY
OMPREHENSIVE PLANNING PROGRAM

EXISTING LAND USE

NORTHWEST PLANNERS
HELENA, MONTANA

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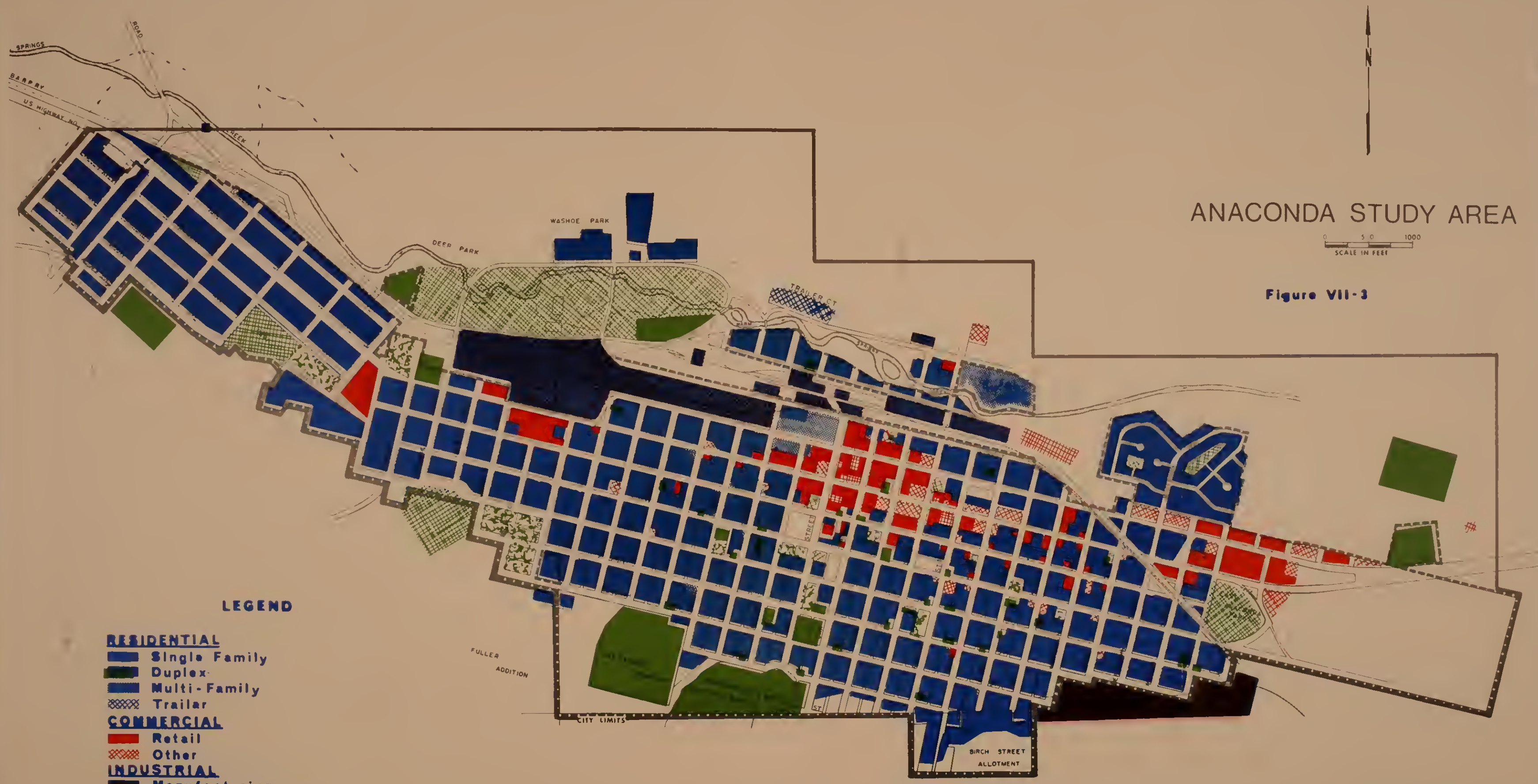
Rural County

Outside of the four study areas, where most development is occurring, are 717 square miles of mostly timber, open space and agricultural land, as shown in Table VII-E and Figures VII-4 and VII-5.

Prime agricultural land is concentrated on fertile benchlands in the northeastern part of the county in the Galen - Warm Springs vicinity. This area is primarily irrigated cropland with grazing land extending to the base of the steep mountain slopes. Another area, used almost exclusively for agriculture - both cropland and grazing - extends from the banks of the Big Hole River to the Mill Creek crossing, along Highway 274. Some National Forest land is also used for grazing. The remaining agricultural land is scattered, with concentrations near Highway 10-A in the west and in the vicinity of Opportunity. Agricultural land shown on the land use maps is taken from County Assessor records.

Public recreation areas in the rural county account for 520 acres of land. These facilities are found near Warm Springs Creek in the northwest portion and scattered in the mountainous region of the Big Hole drainage in the southern portion of the county. Private recreation areas include: the Wraith Hill Ski



ANACONDA STUDY AREA

Figure VII-3

LEGEND

RESIDENTIAL
- ▬ Single Family
- ▬ Duplex
- ▬ Multi-Family
- ▨ Trailer

COMMERCIAL
- 🟥 Retail
- ▨ Other

INDUSTRIAL
- ▬ Manufacturing
- ▬ Non-Manufacturing

PUBLIC
- ▨ Schools
- ▨ Parks and Recreation
- 🟩 Other

Sources: Urban Renewal
Clark, Coleman, and Rupeiks

—— STUDY AREA BOUNDARY
---- CITY LIMITS

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

EXISTING LAND USE

NORTHWEST PLANNERS
HELENA, MONTANA

Comprehensive Grant Contract No CPA-MT-08-00-0054-300.1
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TABLE VII-D

ANACONDA CITY STUDY AREA

EXISTING LAND USE

		Acres	
Residential			347.9
Single Family		326.6	
Duplex		2.7	
Multi-Family		14.9	
Mobile Home		3.7	
Commercial			39.2
General		14.2	
Retail		25.0	
Industrial			35.1
Manufacturing		4.8	
Non-Manufacturing		29.7	
Utilities		.6	
Public and Semi-Public			19.6
Parks and Recreation			78.5
Streets			359.8
Open Space	(Undeveloped)		1,314.9
	Subtotal - City Limits	970.0	
	Subtotal - Outside City Limits	1,225.0	
	Total		2,195.0

Source: 1969 Anaconda Comprehensive Plan

Urban Renewal Agency, 1971

Northwest Planners, 1972

TABLE VII-E

RURAL COUNTY

EXISTING LAND USE

		Acres	
Residential			259.5
Commercial			5.3
General		3.3	
Auto-oriented		2.0	
Industrial			8,141.2
Manufacturing		33.6	
Non-Manufacturing		356.0	
Anaconda Company		7,730.0	
Manufacturing	830.0		
Non-Manufacturing	6,880.0		
Utilities		21.6	
Public and Semi-Public			1,332.0
Public and Semi-Public Buildings		277.0	
Schools		2.0	
Galen		200.0	
Warm Springs		690.0	
Anaconda Job Corps		163.0	
Recreation			1,238.0
Private		718.0	
Public		520.0	
Lost Creek State Park	447.0		
Agriculture			170,620.0
Grazing		153,780.0	
Cropland		16,840.0	
Timber and Open Space			274,484.0
Roads (State, County, Main Forest Service)			2,321.0
Water Area (Reservoirs over 40 acres in size)			674.0
Total			459,075.0

Source: County Assessors Records, 1972

Northwest Planners, 1972

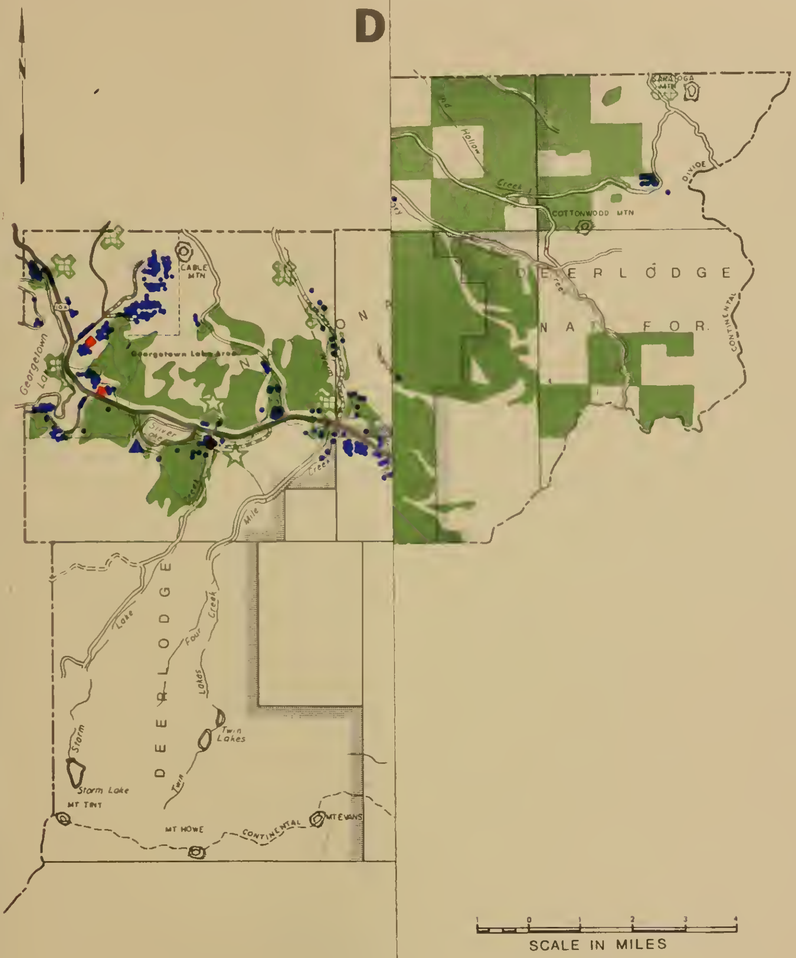

Figure VII-4

DEER LODGE COUNTY
MPREHENSIVE PLANNING PROGRAM

EXISTING LAND USE

NORTHWEST PLANNERS
HELENA MONTANA

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TABLE VII-E

RURAL COUNTY

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Private		718.0	
Public		520.0	
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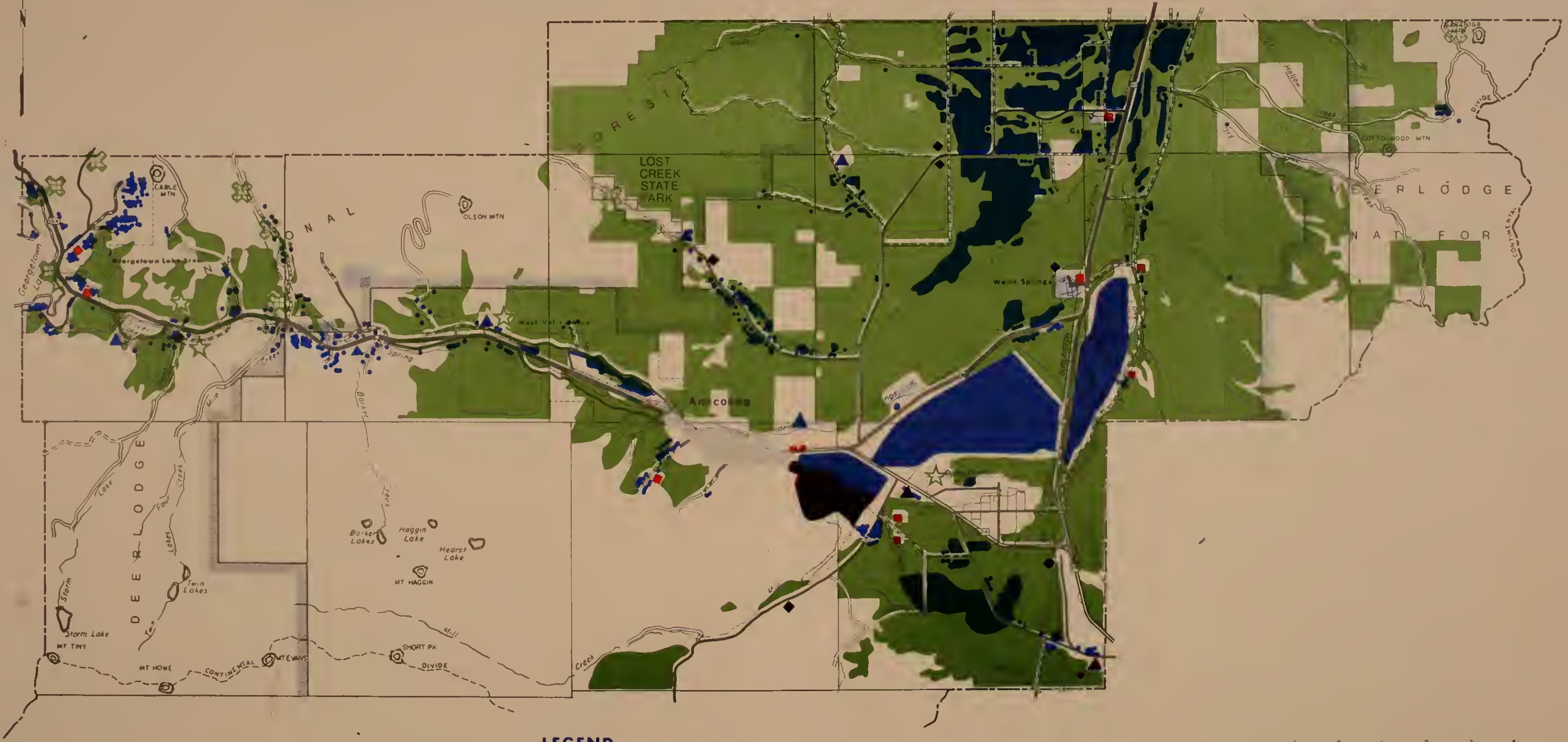
Water Area (Reservoirs over 40 acres in size)			674.0
Total			459,075.0

Source: County Assessors Records, 1972

Northwest Planners, 1972

DEER LODGE COUNTY - NORTH



LEGEND

RESIDENTIAL
- •• Housing Unit

PUBLIC & SEMI-PUBLIC
- ▨ Public & Semi Public
- ◆ School

RECREATION
- ☆ Private
- ✣ Public

☐ TIMBER & OPEN SPACE

COMMERCIAL
- 🟥 General Commercial (includes auto-oriented)

INDUSTRIAL
- ▲ Manufacturing
- ▲ Non Manufacturing
- ■ Utilities
- ◆ Gravel Pit

AGRICULTURE
- 🟩 Grazing-Range Land
- ■ Cropland

0 1 2 3 4
SCALE IN MILES

Figure VII-4

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

EXISTING LAND USE

NORTHWEST PLANNERS
HELENA MONTANA

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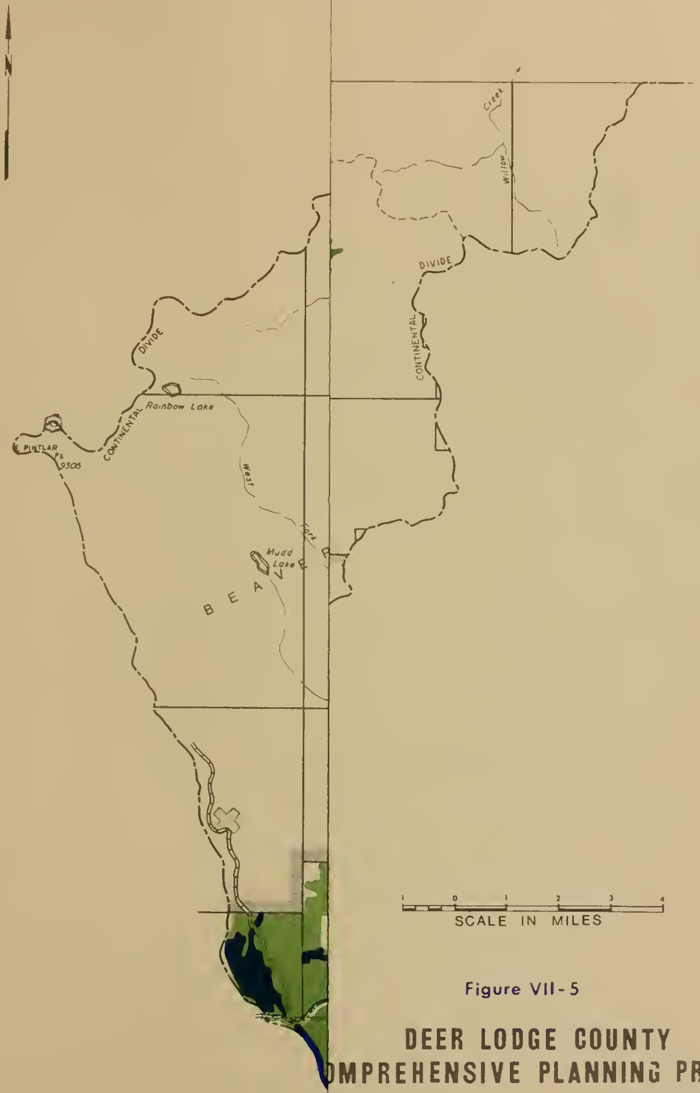

Figure VII-5

DEER LODGE COUNTY
OMPREHENSIVE PLANNING PROGRAM

EXISTING LAND USE

NORTHWEST PLANNERS
HELENA MONTANA

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DEER LODGE COUNTY - SOUTH

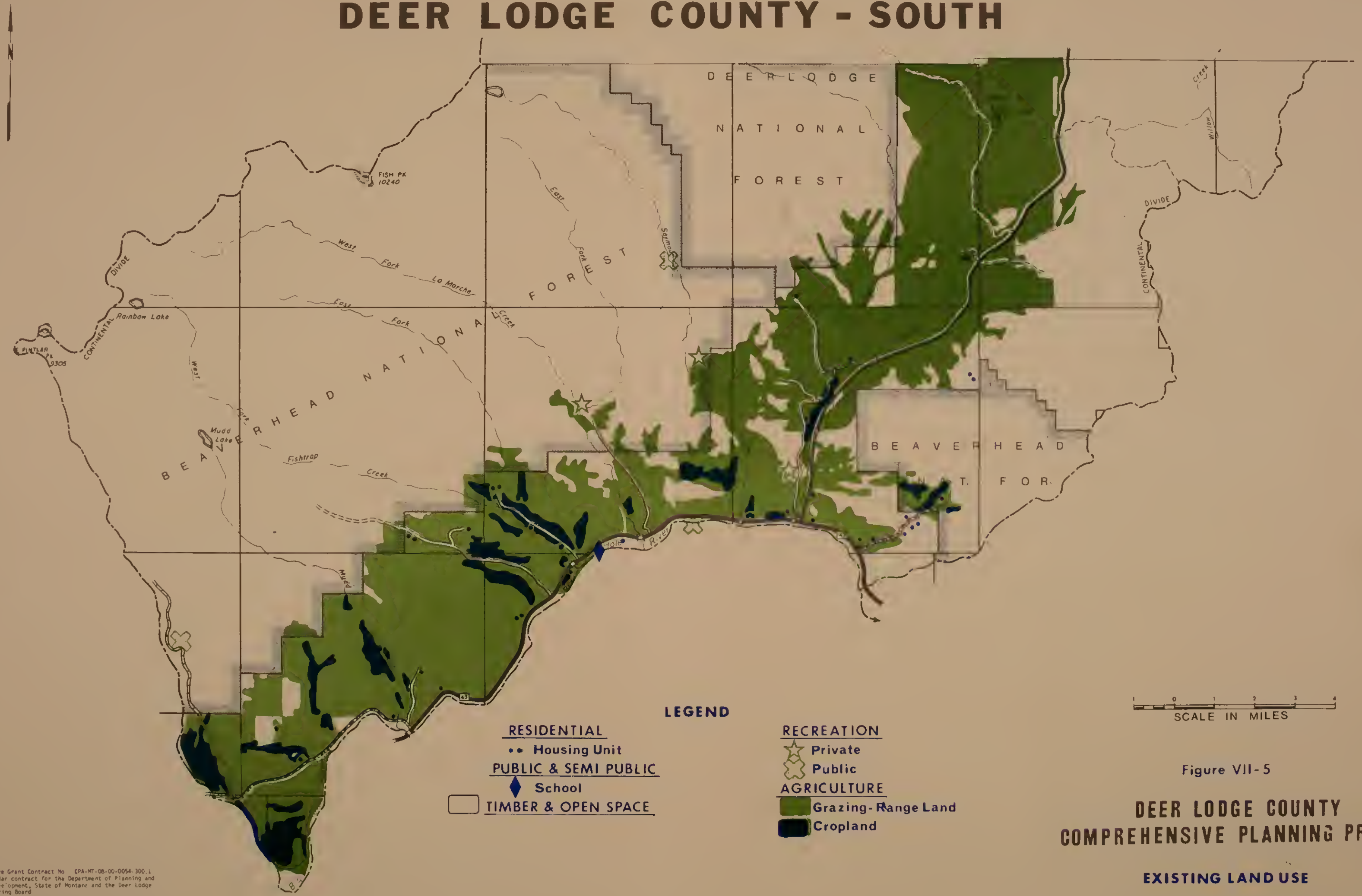

Figure VII-5

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

EXISTING LAND USE

NORTHWEST PLANNERS
HELENA MONTANA

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Area, Girl and Boy Scout Camps, Anaconda Rifle and Pistol Club, Sundance Lodge, Anaconda Gun Club, and Deep Creek Ski Hill.

Industrial land uses are important in the northern part of the county. Several small quarries and non-manufacturing units are included, but most of the land in this category is used for Anaconda Company smelting operations, tailings piles and settling ponds. Over 8,000 acres is used for industry - 95 percent of which is used by the Anaconda Company. Utility sites total 21.6 acres and are located near the railroads in the east central area of Deer Lodge County - North.

Public and semi-public land total nearly 1,200 acres including schools, Galen, and Warm Springs State Hospitals, and the airport. Residential developments (other than farm units) are concentrated in Sunnyside, Lost Creek, Silica and south of Warm Springs near Highway 47.

7.2.02: Land Capability Analyses

General

Land capability analyses are an attempt to delineate areas to which development may be channeled with the least damage to the environment, the least costs to developers and the greatest safety to human health. Preservation, and even enhancement, of the environment are goals of a capability analysis. Recognition must be given, of course, to the requirements of different land uses. An area which is restrictive to one type of development may be ideal for another.

With sufficient data, a series of overlays can be prepared showing the suitability of an area for a given use. Needed, usually, in a capability analysis are:

1. Soils data - soils with low permeability (clays, hard pan, etc.) are not suitable for septic tanks since there is less opportunity for wastes to

seep through the soil and be purified before they reach a stream or the ground water table. Soils data can be used to delineate prime agricultural land or to show areas with high alpine soils easily eroded by vehicular or foot traffic.

2. Ground water data - high ground water in an area can interfere with septic tank operation and cause problems with road or other construction. The quality of ground water is important also.

3. Topography - steep slopes, while not an absolute deterrent to development, do cause additional expense to developers. The potential for erosion and destruction of vegetation is higher than on flat or marginal slopes. High mountain valleys generally have more snowfall than other areas, which may limit development to summer homes or agriculture.

4. Vegetation - development in heavily wooded areas should be limited for aesthetic and cost reasons, to very low densities. Fragile alpine vegetation may need to be protected from overuse

5. Land ownership - while not strictly related to land capability, ownership records give clues as to where development may occur very readily, or not at all. Land owned by the state and federal governments is mostly limited to recreation, agriculture, logging, or other resource extraction uses. Land in large private ownerships is less likely to be subdivided than small ownerships. The opportunity exists for planned large scale subdivisions on these large ownerships as opposed to a small landowner who may subdivide only a few lots at a time.

6. Hydrology and Flood Plains - delineation of areas subject to flooding requires hydrologic statistics and an analysis of each stream to determine 10, 25 and 50 year flood plains. Hydrologic data is also useful

GENERAL SOIL AREA

A. Poorly Drained Loamy Soils - Dom
level, poorly drained, loamy soils 1
over sand and gravel.

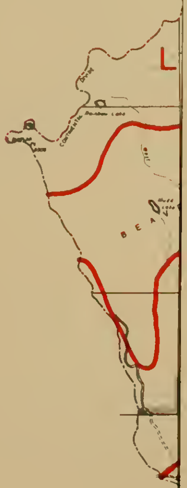
B. Cool Loamy Grassland Soils on Be
Dominated by gently sloping, dark
soils on terraces and shallow to mo
soils on outwash fans.

C. Cool Clayey Grassland Soils - Dom
steep, dark colored, deep soils with
clayey subsoils.

D. Cool Loamy Grassland Soils on Ig
Dominated by dark colored, loamy
inches deep over bedrock. Slopes a
40 percent.

F. Cold Loamy Grassland Soils on Gl
Dominated by deep, dark colored,
dulating to steep short irregular slo
percent.

G. Cold Clayey Grassland Soils - Dom
colored soils with loamy surfaces,
calcareous clayey substratum. Slo
5 to 20 percent.



seep through the soil and be purified before they reach a stream or the ground water table. Soils data can be used to delineate prime agricultural land or to show areas with high alpine soils easily eroded by vehicular or foot traffic.

2. Ground water data - high ground water in an area can interfere with septic tank operation and cause problems with road or other construction. The quality of ground water is important also.
3. Topography - steep slopes, while not an absolute deterrent to development, do cause additional expense to developers. The potential for erosion and destruction of vegetation is higher than on flat or marginal slopes. High mountain valleys generally have more snowfall than other areas, which may limit development to summer homes or agriculture.
4. Vegetation - development in heavily wooded areas should be limited for aesthetic and cost reasons, to very low densities. Fragile alpine vegetation may need to be protected from overuse
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6. Hydrology and Flood Plains - delineation of areas subject to flooding requires hydrologic statistics and an analysis of each stream to determine 10, 25 and 50 year flood plains. Hydrologic data is also useful

DEER LODGE COUNTY

GENERAL SOIL AREA LEGEND

A. **Poorly Drained Loamy Soils** - Dominated by nearly level, poorly drained, loamy soils 15 to 60 inches deep over sand and gravel.

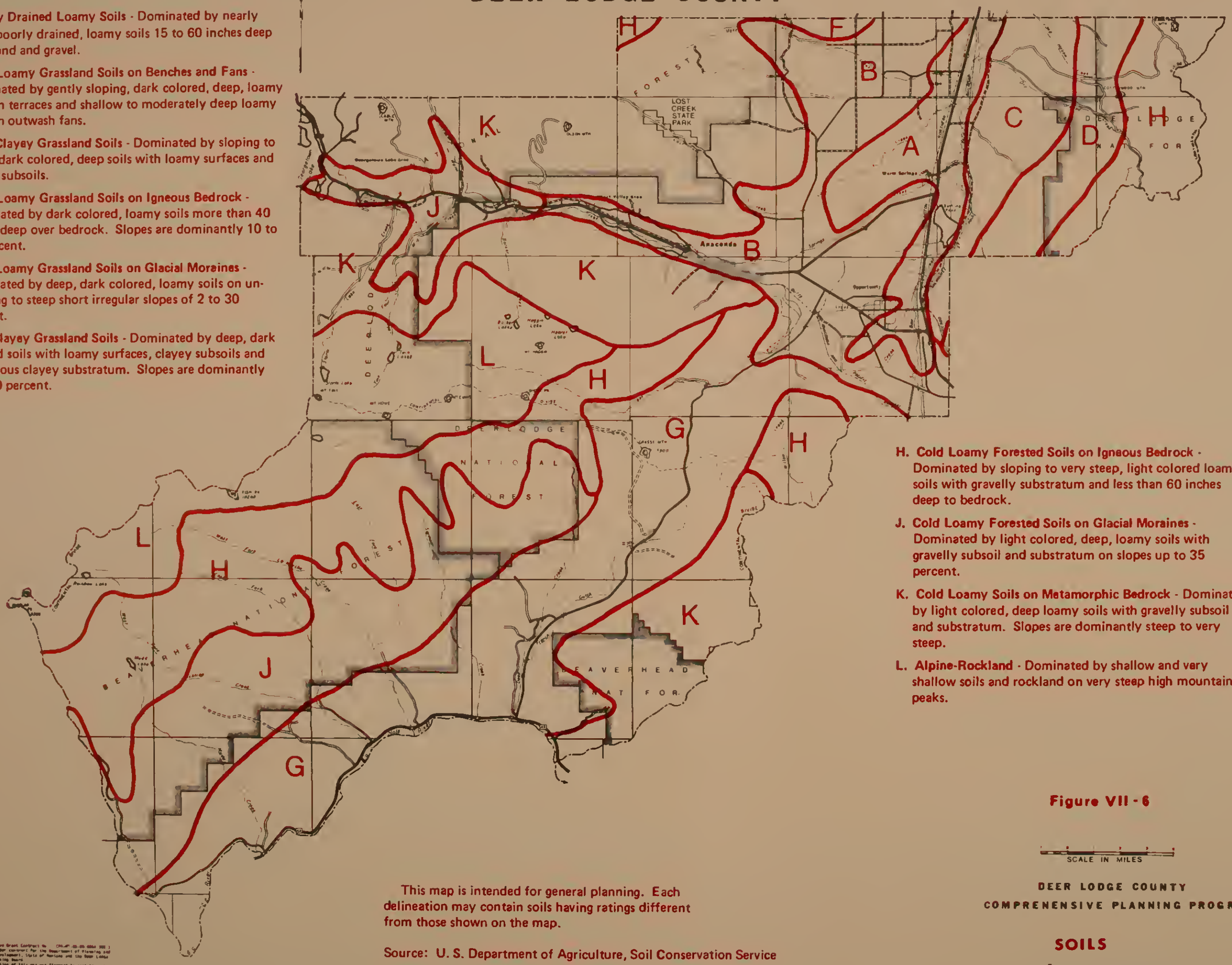
B. **Cool Loamy Grassland Soils on Benches and Fans** - Dominated by gently sloping, dark colored, deep, loamy soils on terraces and shallow to moderately deep loamy soils on outwash fans.

C. **Cool Clayey Grassland Soils** - Dominated by sloping to steep, dark colored, deep soils with loamy surfaces and clayey subsoils.

D. **Cool Loamy Grassland Soils on Igneous Bedrock** - Dominated by dark colored, loamy soils more than 40 inches deep over bedrock. Slopes are dominantly 10 to 40 percent.

F. **Cold Loamy Grassland Soils on Glacial Moraines** - Dominated by deep, dark colored, loamy soils on undulating to steep short irregular slopes of 2 to 30 percent.

G. **Cold Clayey Grassland Soils** - Dominated by deep, dark colored soils with loamy surfaces, clayey subsoils and calcareous clayey substratum. Slopes are dominantly 5 to 20 percent.



H. **Cold Loamy Forested Soils on Igneous Bedrock** - Dominated by sloping to very steep, light colored loamy soils with gravelly substratum and less than 60 inches deep to bedrock.

J. **Cold Loamy Forested Soils on Glacial Moraines** - Dominated by light colored, deep, loamy soils with gravelly subsoil and substratum on slopes up to 35 percent.

K. **Cold Loamy Soils on Metamorphic Bedrock** - Dominated by light colored, deep loamy soils with gravelly subsoil and substratum. Slopes are dominantly steep to very steep.

L. **Alpine-Rockland** - Dominated by shallow and very shallow soils and rockland on very steep high mountain peaks.

Figure VII - 6

SCALE IN MILES

This map is intended for general planning. Each delineation may contain soils having ratings different from those shown on the map.

Source: U. S. Department of Agriculture, Soil Conservation Service

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

SOILS

NORTHWEST PLANNERS
HELENA MONTANA

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in determining quantities of water available from surface water sources.

Each piece of land being considered for development should be evaluated with the above factors in mind. Of course, problems with soils, ground water, etc., can be solved, making almost any piece of land developable, if enough money, ingenuity and technical knowledge are used. Besides delineating areas where environmental degradation may occur with present development, a complete land capability analysis can show areas where special techniques may be needed for new developments.

Data Limitations

Collection of data relating to land capabilities was limited to that readily available from local and federal agencies and topographic maps. A lack of readily available soils and ground water data should be noted. These are probably the most critical elements in a capability analysis, since the design of foundations, sanitary systems, roads etc., depends upon this information.

Soils

General soils groups within the county are shown on Figure VII-6. Classifications shown are agriculture-oriented, and cannot be used for specific planning and engineering purposes. Detailed soils information is shown on Figure VII-8 for a small portion of the West Valley Study Area.

Slopes

Maps showing three slope categories were prepared for each of the three study areas and the rural county (Figures VII-7 through VII-11). These maps were prepared using United States Geological Survey topographic maps. The slope categories may be interpreted as follows:

Slight - 0 to 10% - land on which development costs should be "normal" and erosion potential slight.

Moderate - 10% to 20% - development costs and the potential for environmental degradation should be higher.

Steep - Over 20% - development on areas within this slope category should be limited to very low density residential, recreation or grazing.

Land Ownership

The Land Ownership maps (Figures VII-12 and VII-13) are included to illustrate the influence of specified categories of ownership on existing land use trends. They also may be used as an indication of areas most susceptible to subdivision activity, as noted previously. Table VII-F shows the acreage and percentage in each ownership category.

TABLE VII-F

DEER LODGE COUNTY

LAND OWNERSHIP

	Acres	Percent
Government (Federal and State)	182,130	38.6
Anaconda Company	55,090	11.7
Mt. Haggin Livestock Company	130,900	27.7
Butte Water Company	4,460	.9
Northern Pacific Railroad	6,020	1.3
Other Private	93,720	19.8
Total	472,320	100.0

Source: County Records

Northwest Planners, 1972

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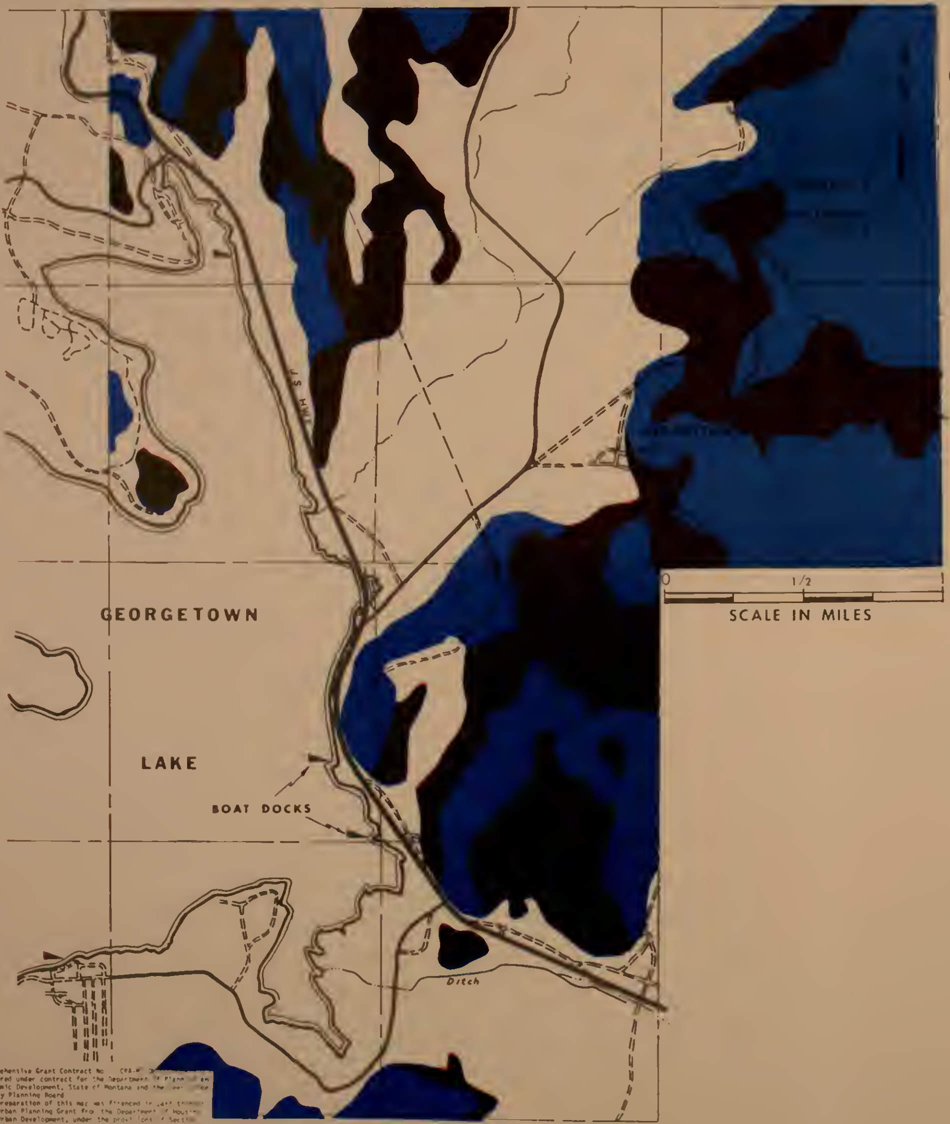
Source: County Records

Northwest Planners, 1972



Georgetown Lake Area

CATEGORIES

☐	0-10%
■	10-20%
🟦	Over 20%

Figure VII-7

DEER LODGE COUNTY COMPREHENSIVE PLANNING PROGRAM

SLOPE

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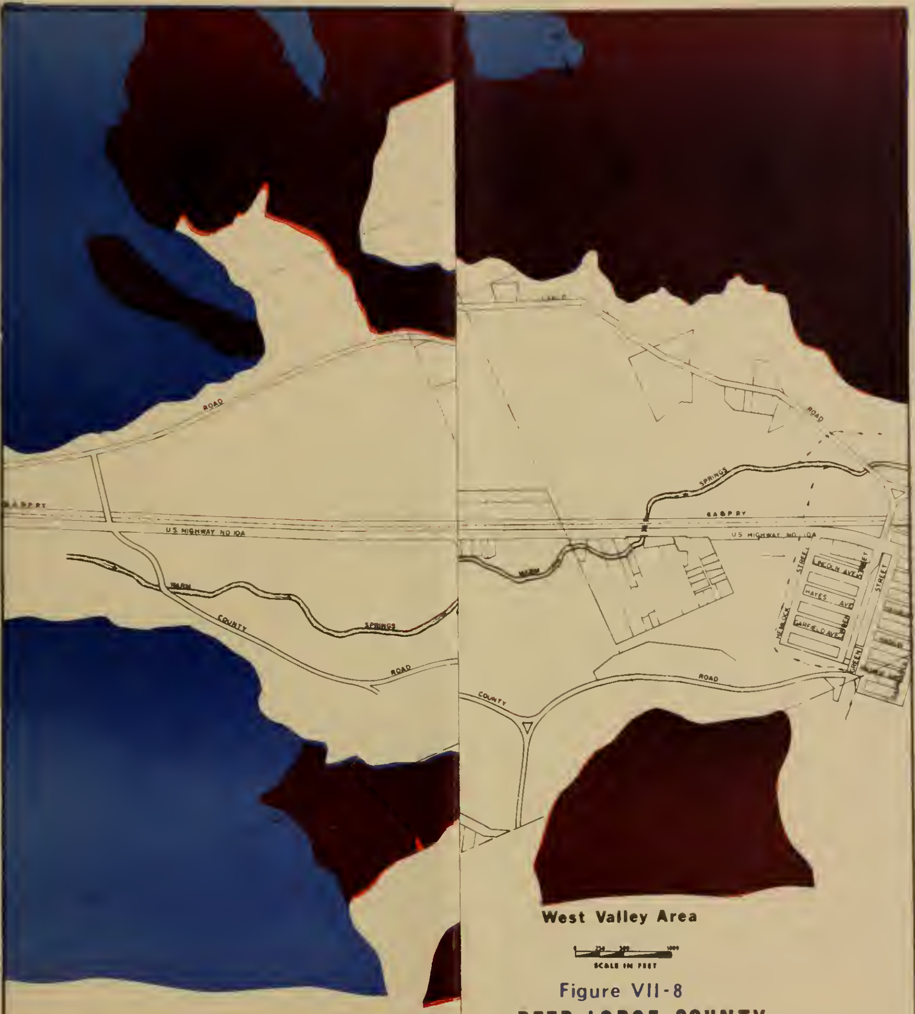
NORTHWEST PLANNERS
HELENA, MONTANA



West Valley Area

Figure VII-8

DEER LODGE COUNTY
MPREHENSIVE PLANNING PROGRAM

SLOPE AND SOILS

SOILS

- 🟥 Very d
- ▨ Mod. d
- ▦ Deep s
- ▩ Deep s
- ═ Deep s
- ▭ Shallo

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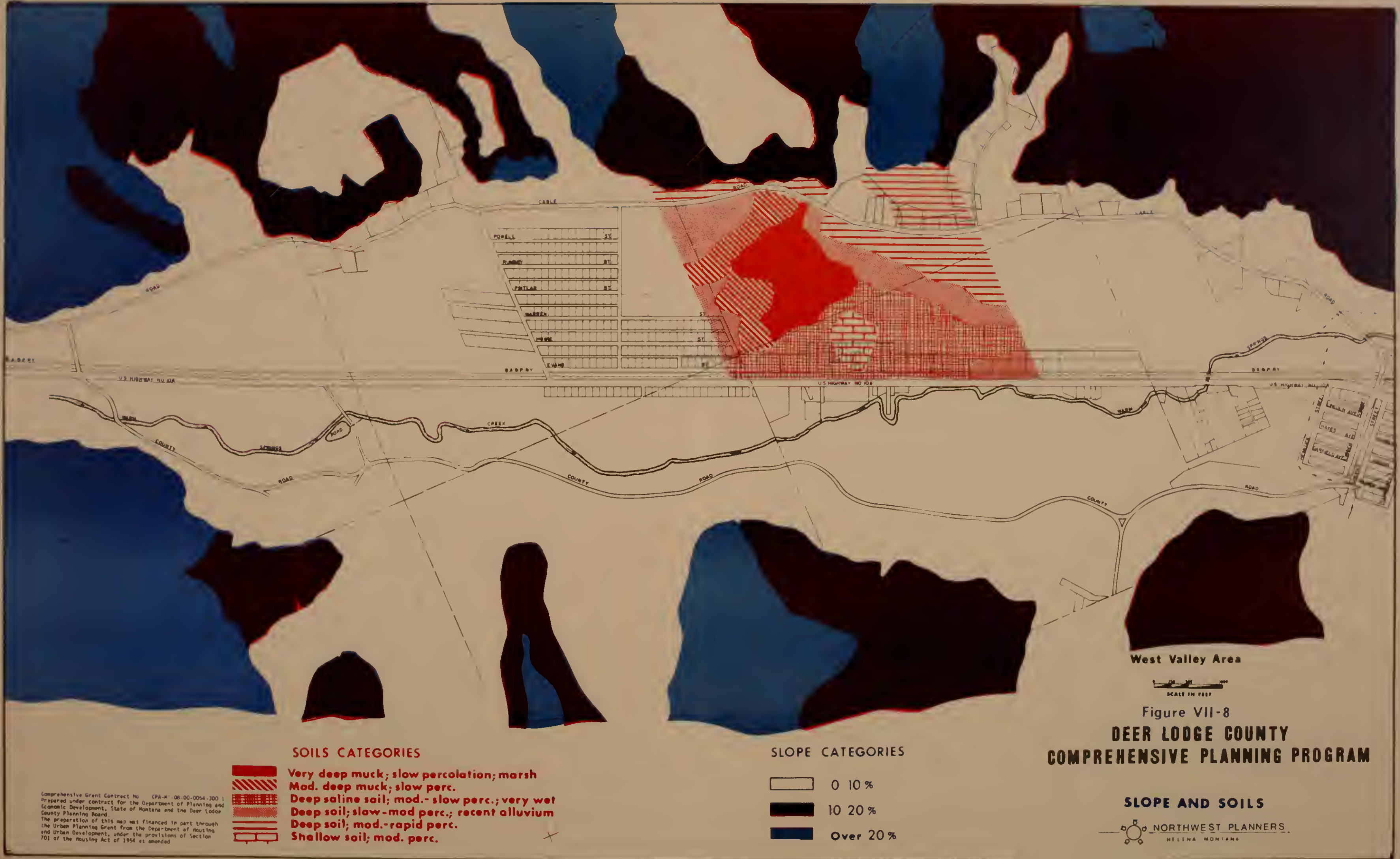
NORTHWEST PLANNERS
HELENA MONTANA



West Valley Area

Figure VII-8

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

SLOPE AND SOILS

NORTHWEST PLANNERS
HELENA MONTANA

SOILS CATEGORIES

- 🟥 Very deep muck; slow percolation; marsh
- ▨ Mod. deep muck; slow perc.
- ▦ Deep saline soil; mod.- slow perc.; very wet
- ▒ Deep soil; slow-mod perc.; recent alluvium
- ☰ Deep soil; mod.-rapid perc.
- ▭ Shallow soil; mod. perc.

SLOPE CATEGORIES

- ☐ 0 10 %
- ■ 10 20 %
- 🟦 Over 20 %

Comprehensive Grant Contract No CPA-M-08-00-0054-300 1
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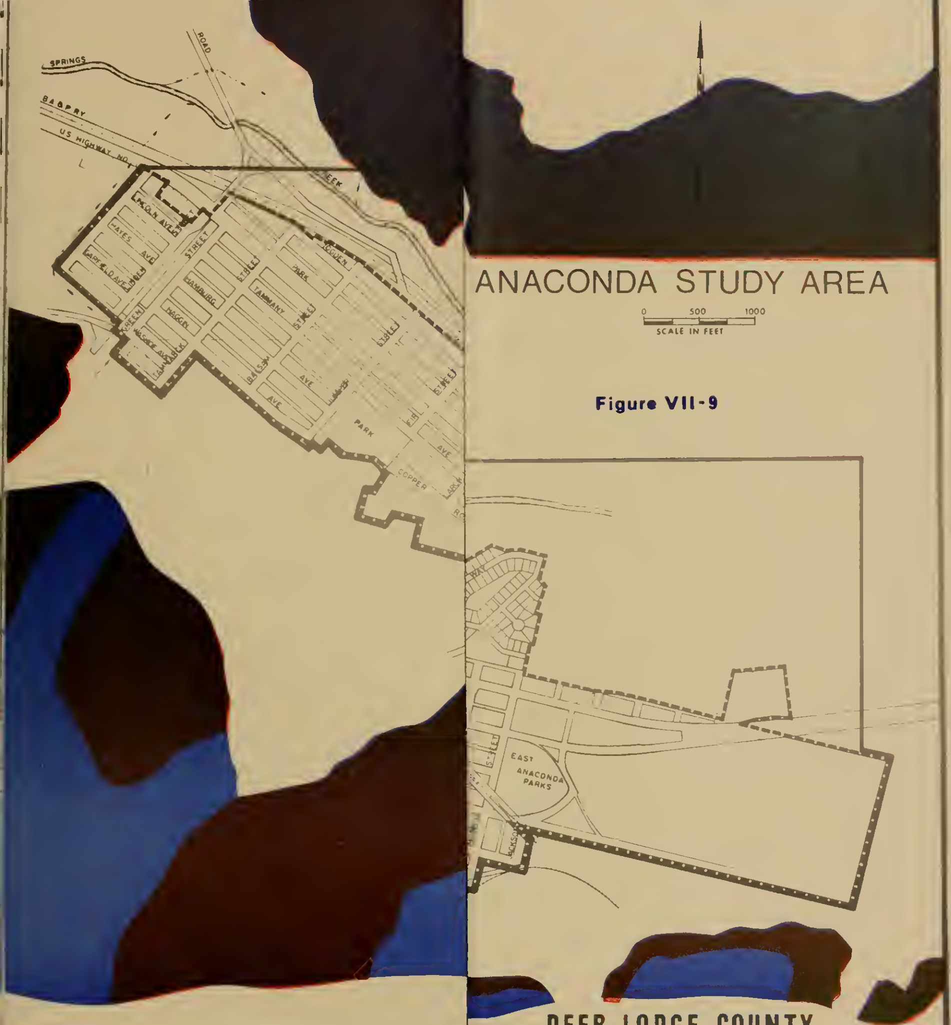

ANACONDA STUDY AREA

Figure VII-9

DEER LODGE COUNTY
OMPREHENSIVE PLANNING PROGRAM

SLOPE

NORTHWEST PLANNERS
HELENA, MONTANA

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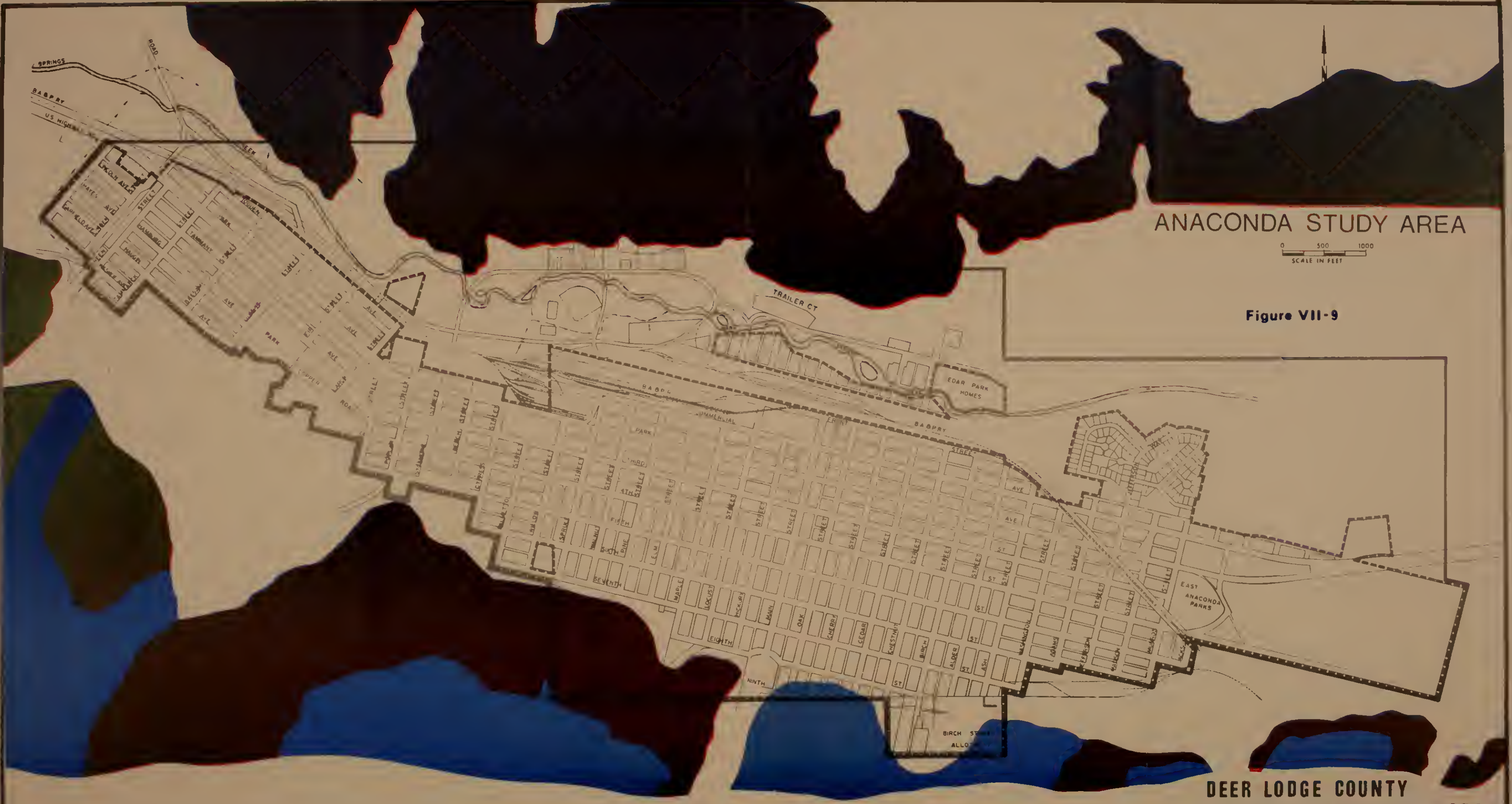

ANACONDA STUDY AREA

Figure VII-9

DEER LODGE COUNTY COMPREHENSIVE PLANNING PROGRAM

SLOPE

CATEGORIES

☐	0 - 10 %
■	10 - 20 %
■	Over 20 %

—— STUDY AREA BOUNDARY

- - - - CITY LIMITS

NORTHWEST PLANNERS
HELENA, MONTANA

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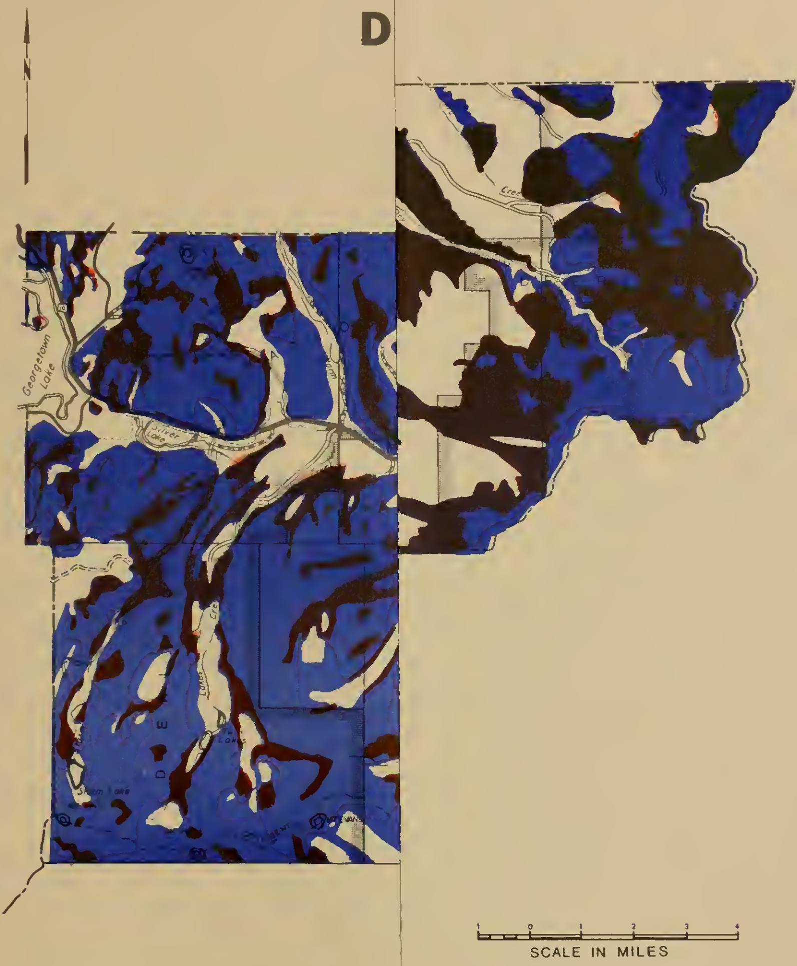

Figure VII-10

DEER LODGE COUNTY
MPREHENSIVE PLANNING PROGRAM

SLOPE

NORTHWEST PLANNERS
HELENA MONTANA

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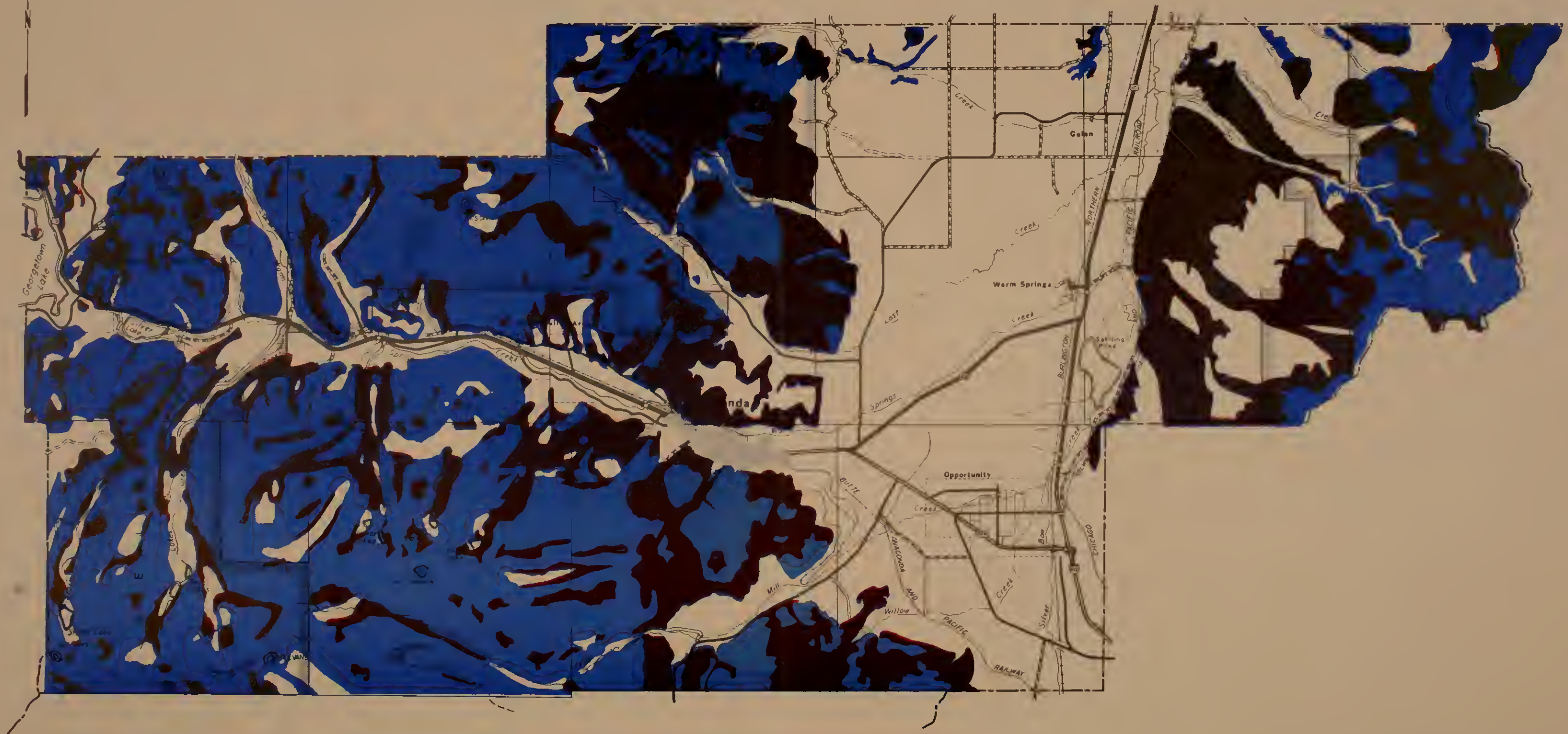
DEER LODGE COUNTY - NORTH



1 0 1 2 3 4

SCALE IN MILES

Figure VII-10

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

SLOPE

NORTHWEST PLANNERS
HELENA MONTANA

CATEGORIES

☐ 0-10%
■ 10-20%
■ OVER 20%

Comprehensive Grant Contract No. CPA-MT-08-00-0054-300.1
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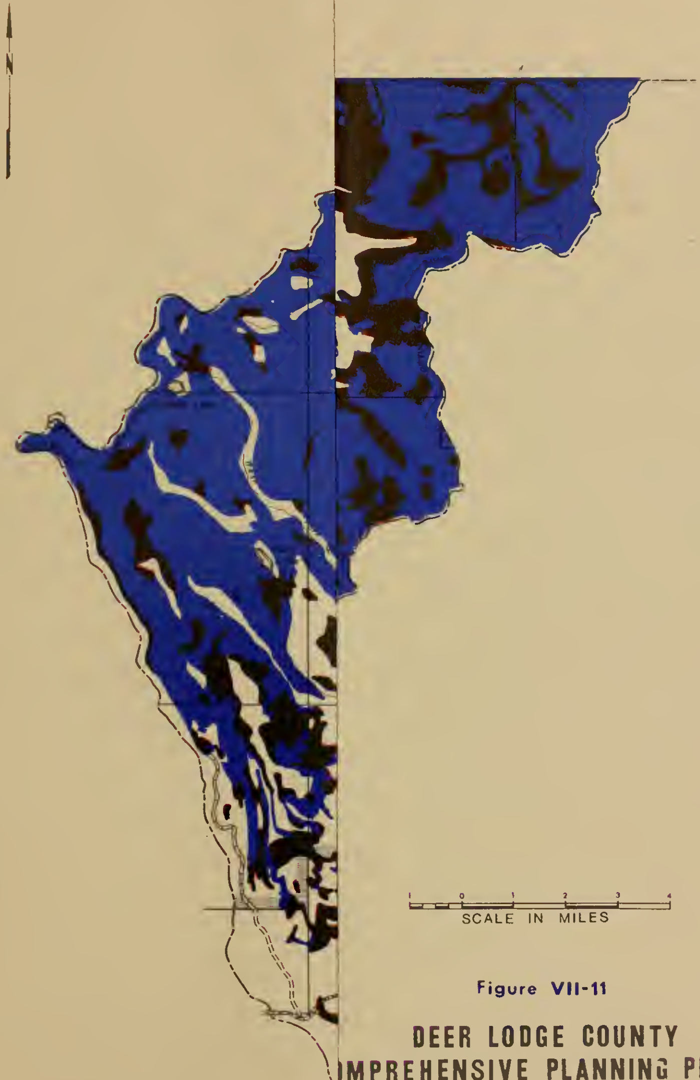

Figure VII-11

DEER LODGE COUNTY
MPREHENSIVE PLANNING PROGRAM

SLOPE

NORTHWEST PLANNERS
HELENA MONTANA

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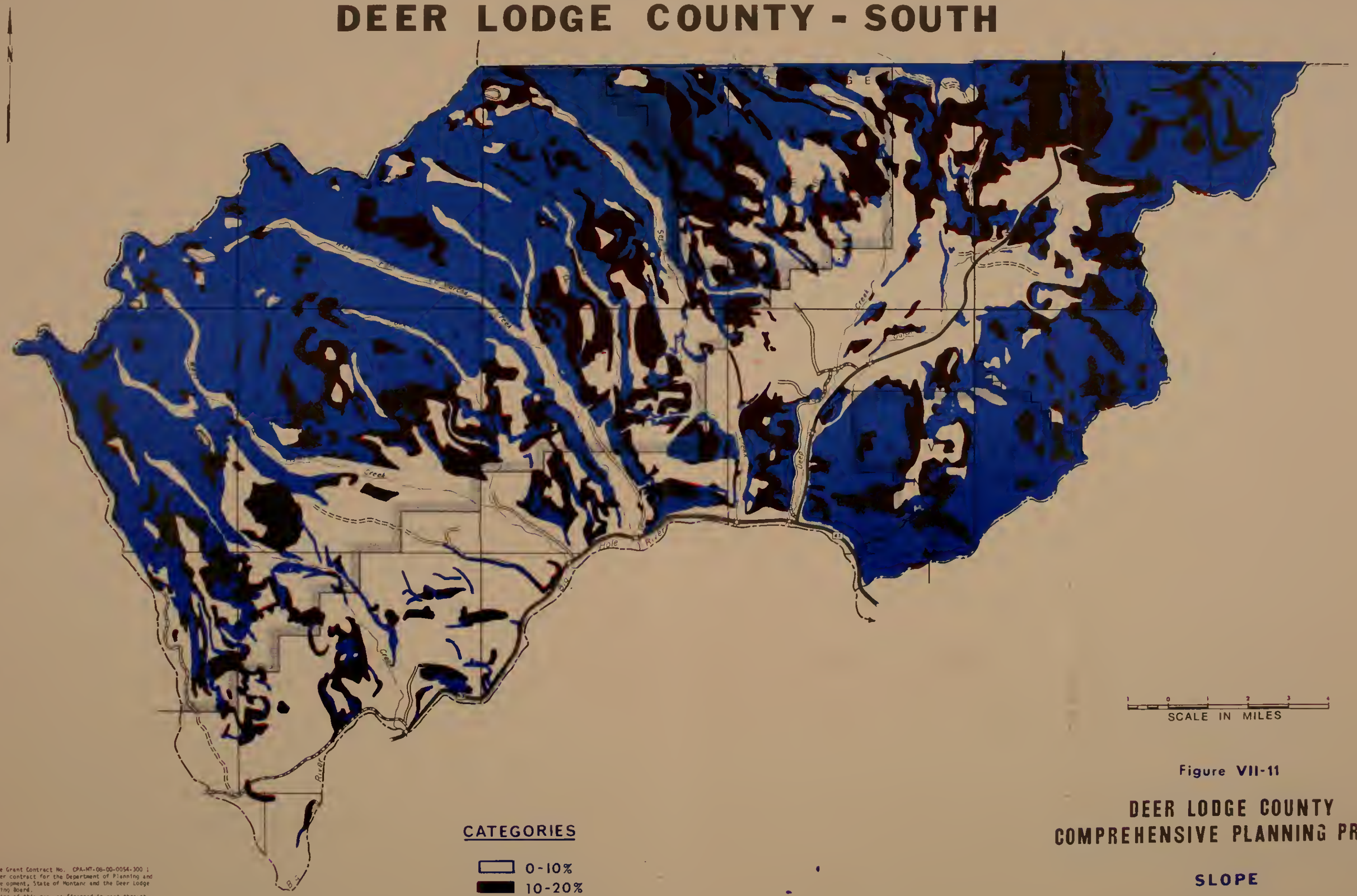
DEER LODGE COUNTY - SOUTH



CATEGORIES

- ☐ 0-10%
- ■ 10-20%
- ■ OVER 20%

Figure VII-11

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

SLOPE

NORTHWEST PLANNERS
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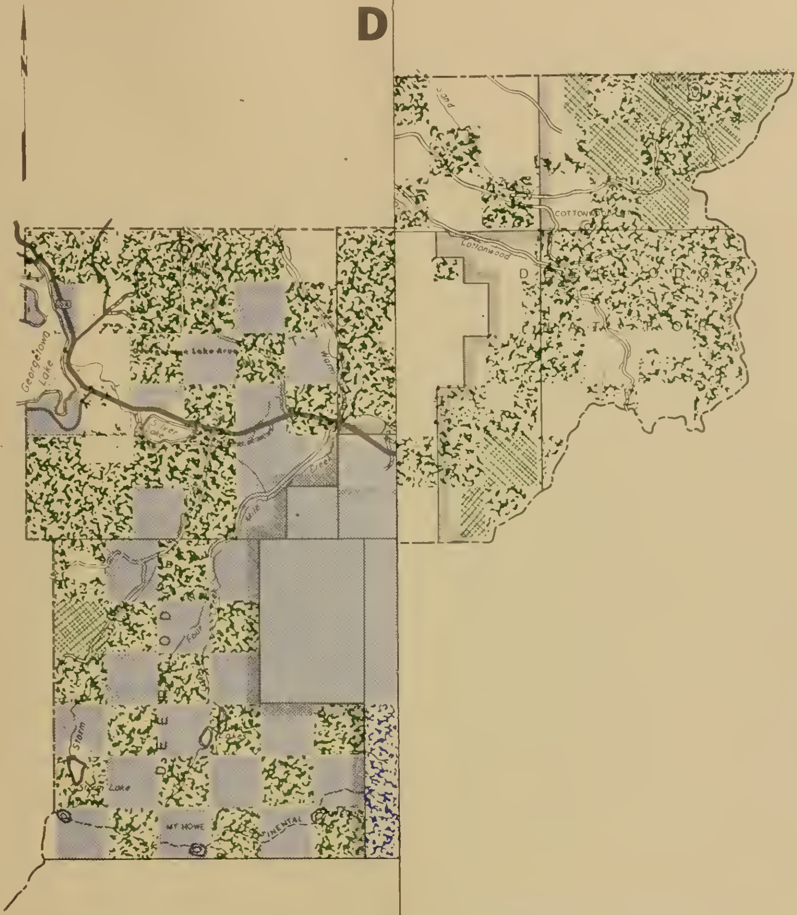

1 0 1 2 3 4
SCALE IN MILES

Figure VII-12

DEER LODGE COUNTY
MPREHENSIVE PLANNING PROGRAM

LAND OWNERSHIP

NORTHWEST PLANNERS
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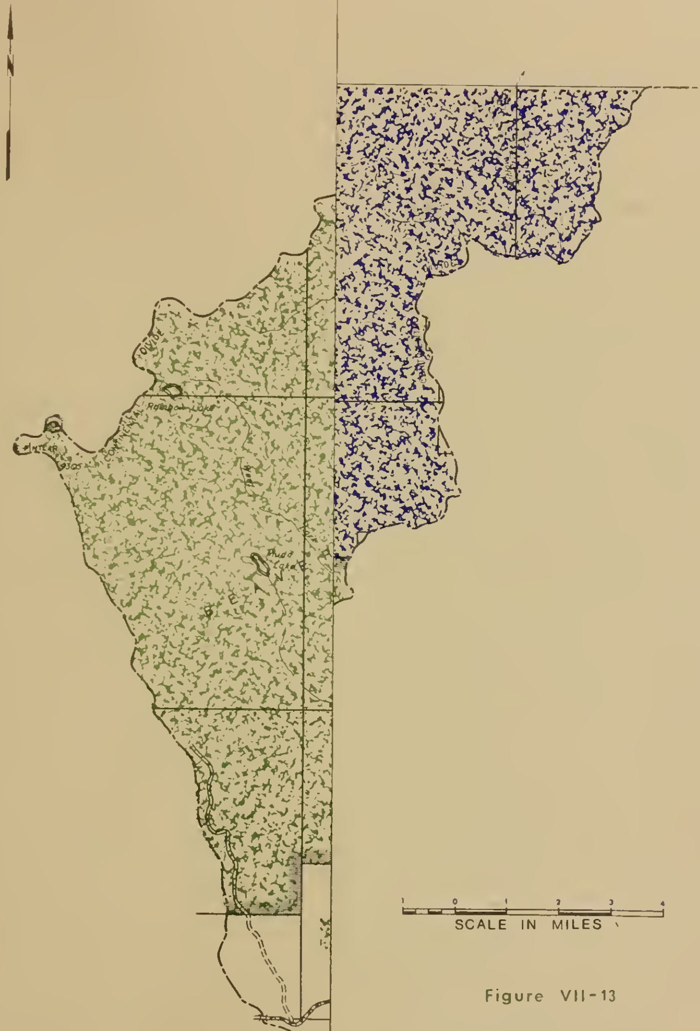

Figure VII-13

DEER LODGE COUNTY
MPREHENSIVE PLANNING PROGRAM

LAND OWNERSHIP

NORTHWEST PLANNERS
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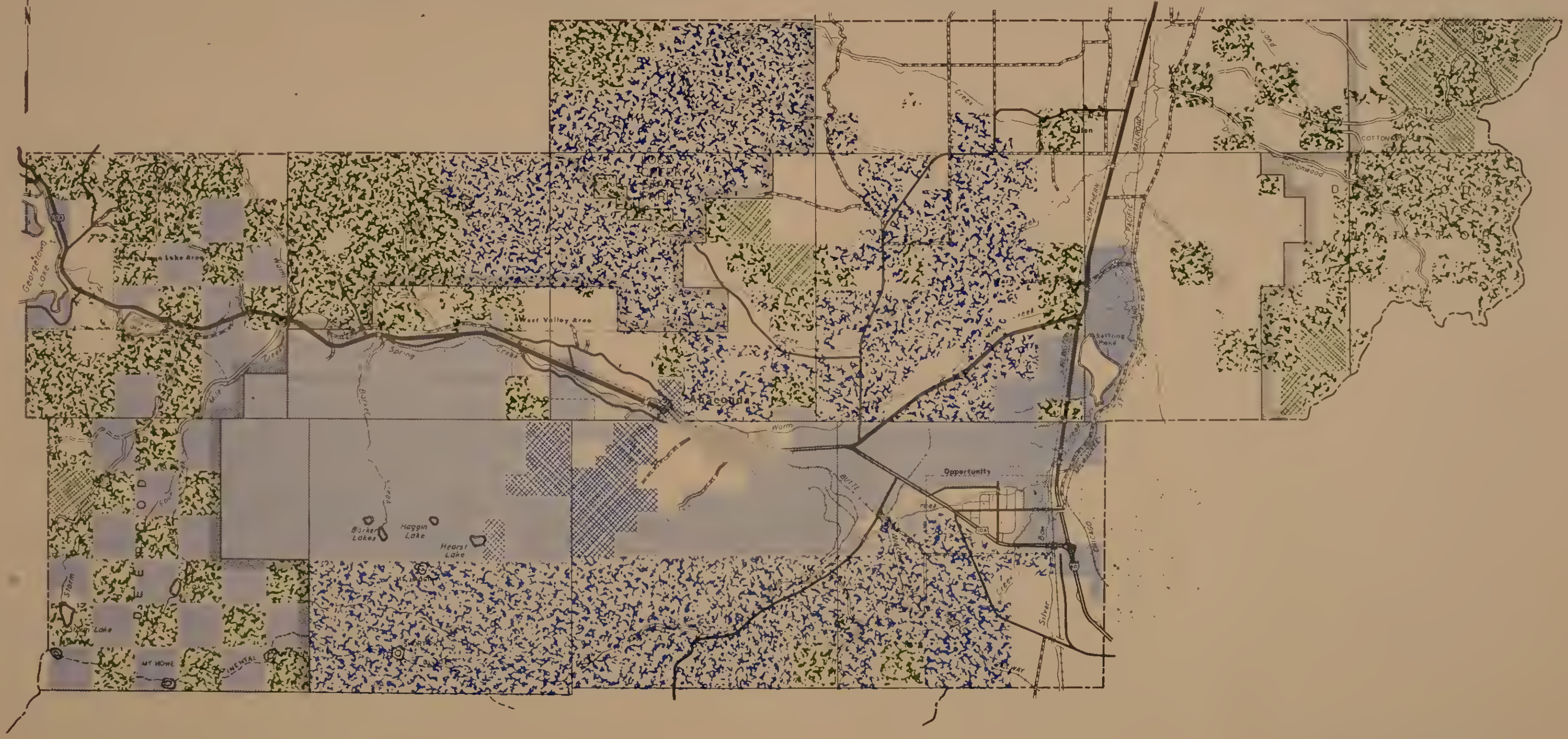
DEER LODGE COUNTY - NORTH



SCALE IN MILES

Figure VII-12

LEGEND

▨	GOVERNMENT (Fed. & State)
▨	ANACONDA CO.
▨	MT. HAGGIN LIVESTOCK CO.
▦	BUTTE WATER CO.
▨	N.P. RAILROAD
▨	PUBLIC DOMAIN
☐	OTHER PRIVATE

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

LAND OWNERSHIP

NORTHWEST PLANNERS
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Section 7.3: COUNTY-WIDE LAND USE PLAN

7.3.01: General

The land use plans presented for the study areas and the rural county in this section are based upon projections of need as made in previous chapters. A general discussion precedes the plan for each area. Residential uses shown for all but the Anaconda City Study Area should be regarded as having a maximum density of two units per acre, in accordance with Board of Health requirements. Categories of residential land use are shown in Table VII-G.

TABLE VII-G

RESIDENTIAL LAND USE CATEGORIES

Category	Density[1]	Lot Size[2]
Single Family		
Low Density	3 - 5	8,000
Medium Density	5 - 8	5,000 - 8,000
Multi-Family	16	2,500
Mobile Homes	7	6,000

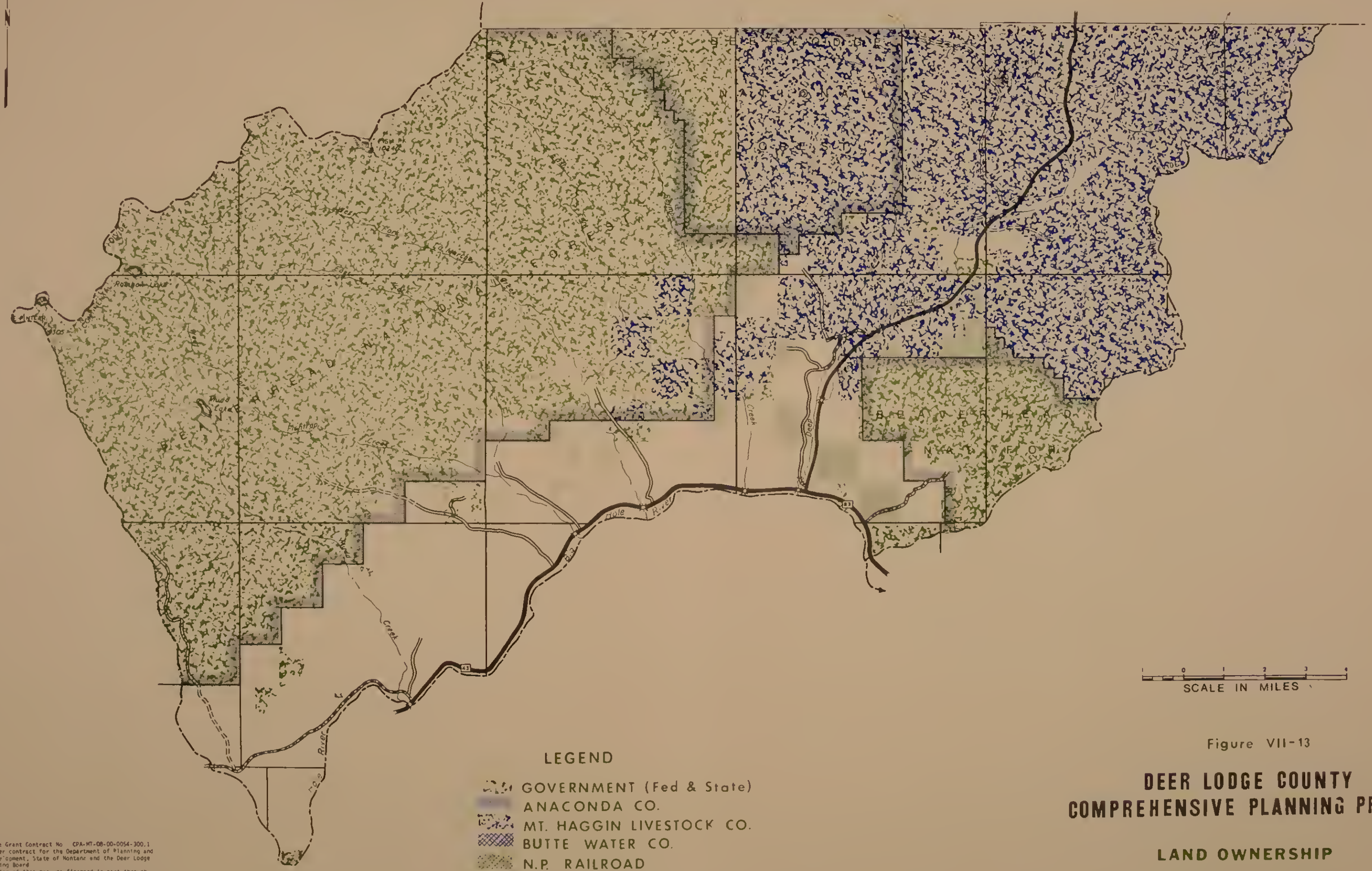
[1] Housing units per acre

[2] Minimum per housing unit

Note: These lot sizes are for lots served by community sewer and water systems Board of Health requirements specify larger lots where septic tanks and wells are used.

Source: Northwest Planners

DEER LODGE COUNTY - SOUTH



LEGEND

- ▨ GOVERNMENT (Fed & State)
- ▒ ANACONDA CO.
- ▨ MT. HAGGIN LIVESTOCK CO.
- ▩ BUTTE WATER CO.
- ░ N.P. RAILROAD
- ▒ PUBLIC DOMAIN
- □ OTHER PRIVATE

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Figure VII-13

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

LAND OWNERSHIP

NORTHWEST PLANNERS
HELENA MONTANA

   b. Access to these sites is already available.

   c. To preserve open space and the natural beauty of the area.

3. Agriculture - The amount of grazing land in the lakeshore area was recently reduced for conservation purposes. General areas still in use are shown on the Existing Land Use map and also on the Land Use Plan map. No agricultural expansion is probable or necessary.

4. Public and Semi-Public and Industrial uses should remain in existing areas.

7.3.03: West Valley Study Area Plan (Figure VII-15)

The West Valley Study Area is an area in which both residential and agricultural uses are important. The large subdivision in the central part of the study area has absorbed most of the residential growth of recent years and agricultural use has remained relatively stable. Based on land capability and population data it is anticipated that residential expansion can be provided for in the vacant lots of the subdivision and in other areas shown on the map. Additional recreational facilities will be needed in this area. Requirements and recommendations for each type of use are listed below:

1. Residential - In the absence of a central sewer and water system, all new residential development should be limited to a maximum of two units per acre. Vacant platted lots should be filled in before new developments are approved. Additional housing need should be channeled into residential clusters north of Cable Road. More residential developments along Highway 10-A should be discouraged as should development on the southern slopes of the valley (for aesthetic reasons). Residential construction in this area should be restricted to one unit per three acres to preserve the wooded hillsides.

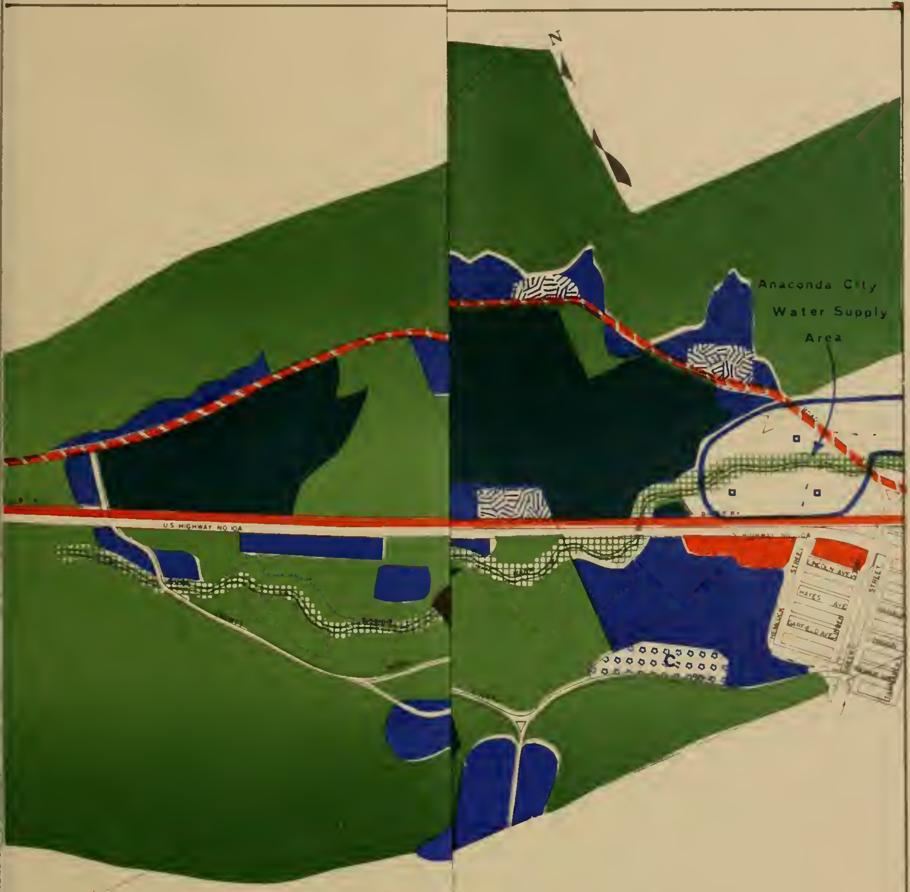
If the proposed sewer and water systems are developed, densities may be increased in areas served.

2. Agriculture - Existing agricultural land should be preserved where possible. Soils data for the land directly east of the large central subdivision indicates that the area is best used for agricultural purposes.
3. Commercial - Strip development along Highway 10-A in the West Valley area, combined with steep embankments off the road has led to high accident frequency. Future commercial development in the area should be clustered and limited to neighborhood commercial.
4. Recreation - There is a need for additional recreation facilities. Presently, neighborhood recreation areas consist of a ballpark and playfield which together total under three acres. This is insufficient to serve the study area, since population statistics show that many young families (the median age is 20.4 years) live in the area. The plan shows a recreation area in the vicinity of the West Valley Fire Hall.
5. Public and Semi-Public and Industrial land use are generally expected to remain the same.

7.3.04: Anaconda City Study Area Plan (Figure VII-16)

The Anaconda City Study Area is the center of commercial activity for the county. General business expansion is occurring on Commercial Avenue to the east and to a lesser degree on the western edge of the city. Detailed planning and development schemes for the central business district will be prepared in the near future.

Residential development is taking place in the open area northeast of the city (an area roughly bounded by Highway 10-A, Warm Springs Creek and the sanitary



West Valley Area

0 250 500 1000
SCALE IN FEET

Figure VII-15

DEER LODGE COUNTY COMPREHENSIVE PLANNING PROGRAM

LAND USE PLAN

NORTHWEST PLANNERS
HELENA MONTANA

🟥 **RURAL ARTERIAL**
🟥 **RURAL COLLECTOR**

RES
🟦 Sin
▨ Mob
CO
🟥 Aut
IND
⬛ Mar

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If the proposed sewer and water systems are developed, densities may be increased in areas served.

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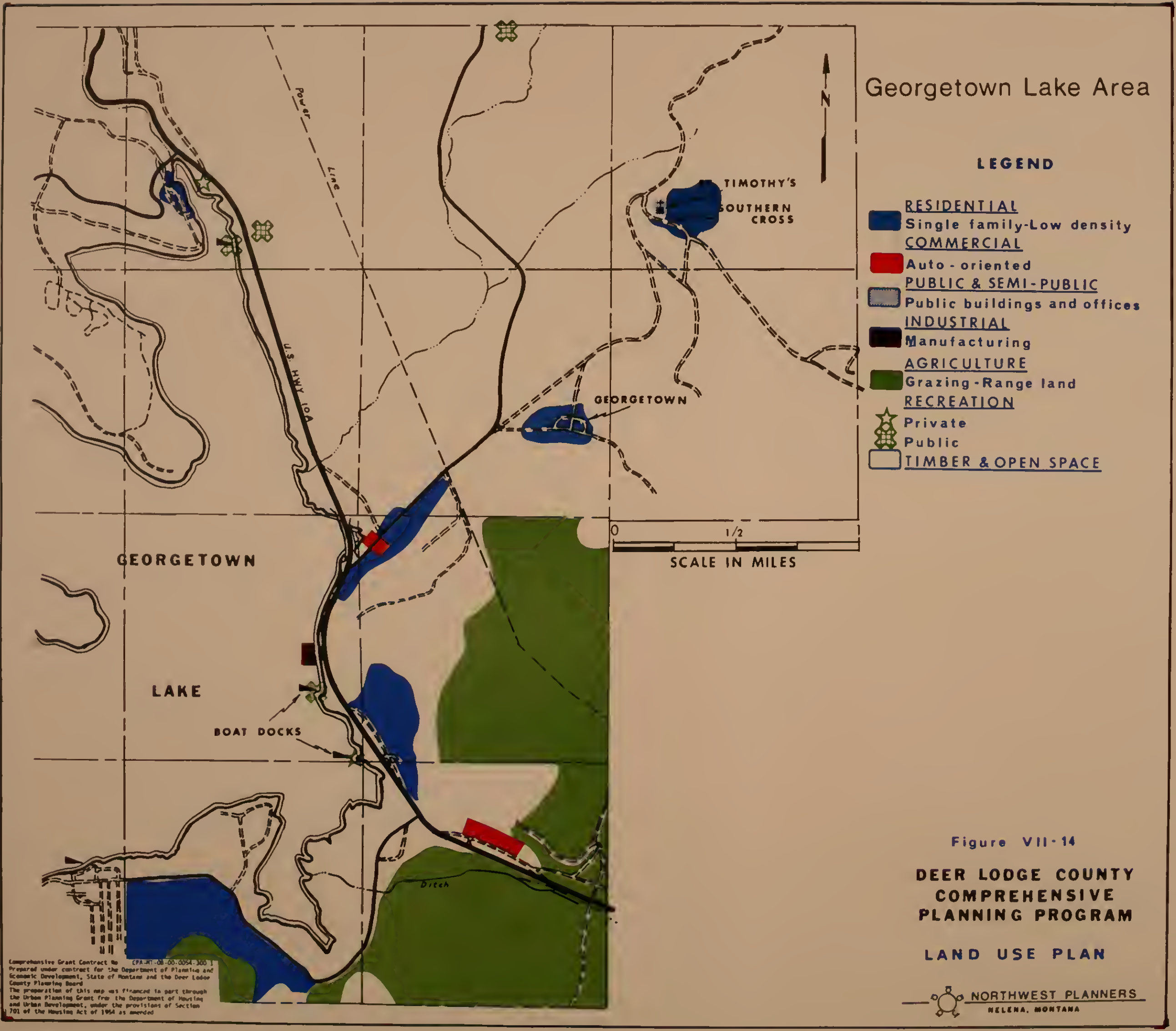

Georgetown Lake Area

Figure VII-14

DEER LODGE COUNTY COMPREHENSIVE PLANNING PROGRAM

LAND USE PLAN

NORTHWEST PLANNERS
HELENA, MONTANA

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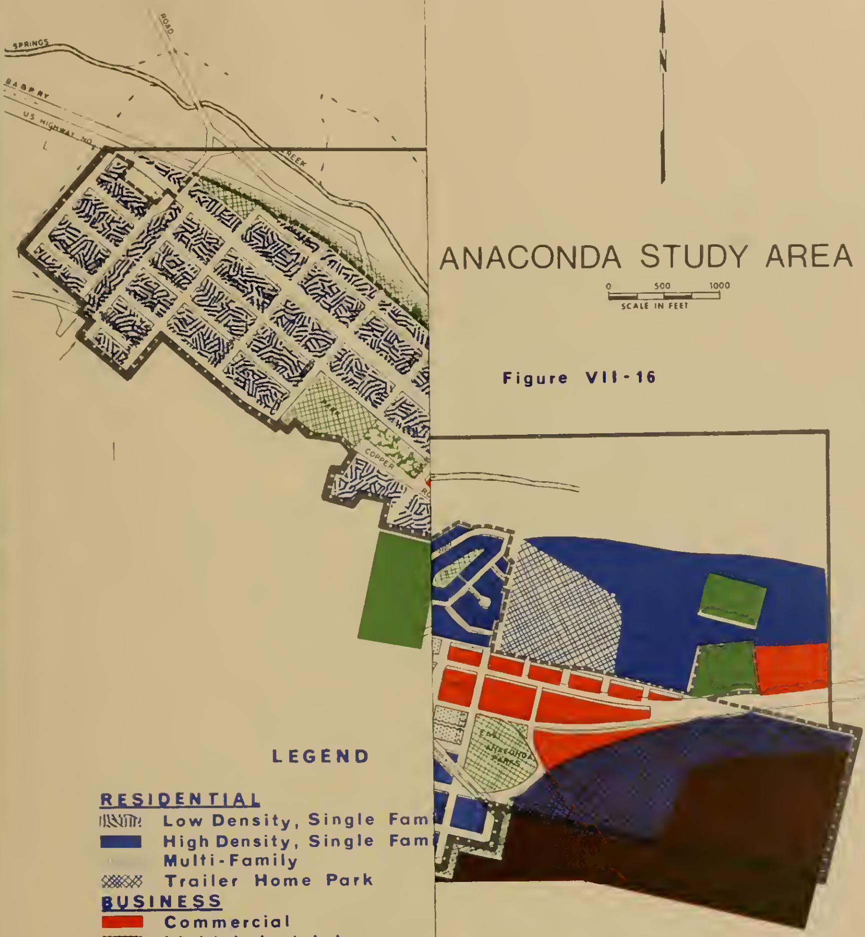

ANACONDA STUDY AREA

Figure VII-16

LEGEND

RESIDENTIAL
▨ Low Density, Single Fam
🟦 High Density, Single Fam
⬜ Multi-Family
▩ Trailer Home Park

BUSINESS
🟥 Commercial
⬛ Light Industrial
🟫 Heavy Industrial

PUBLIC
▨ Schools
▩ Parks and Recreation
🟩 Other

DEER LODGE COUNTY
OMPREHENSIVE PLANNING PROGRAM

LAND USE PLAN

NORTHWEST PLANNERS
HELENA, MONTANA

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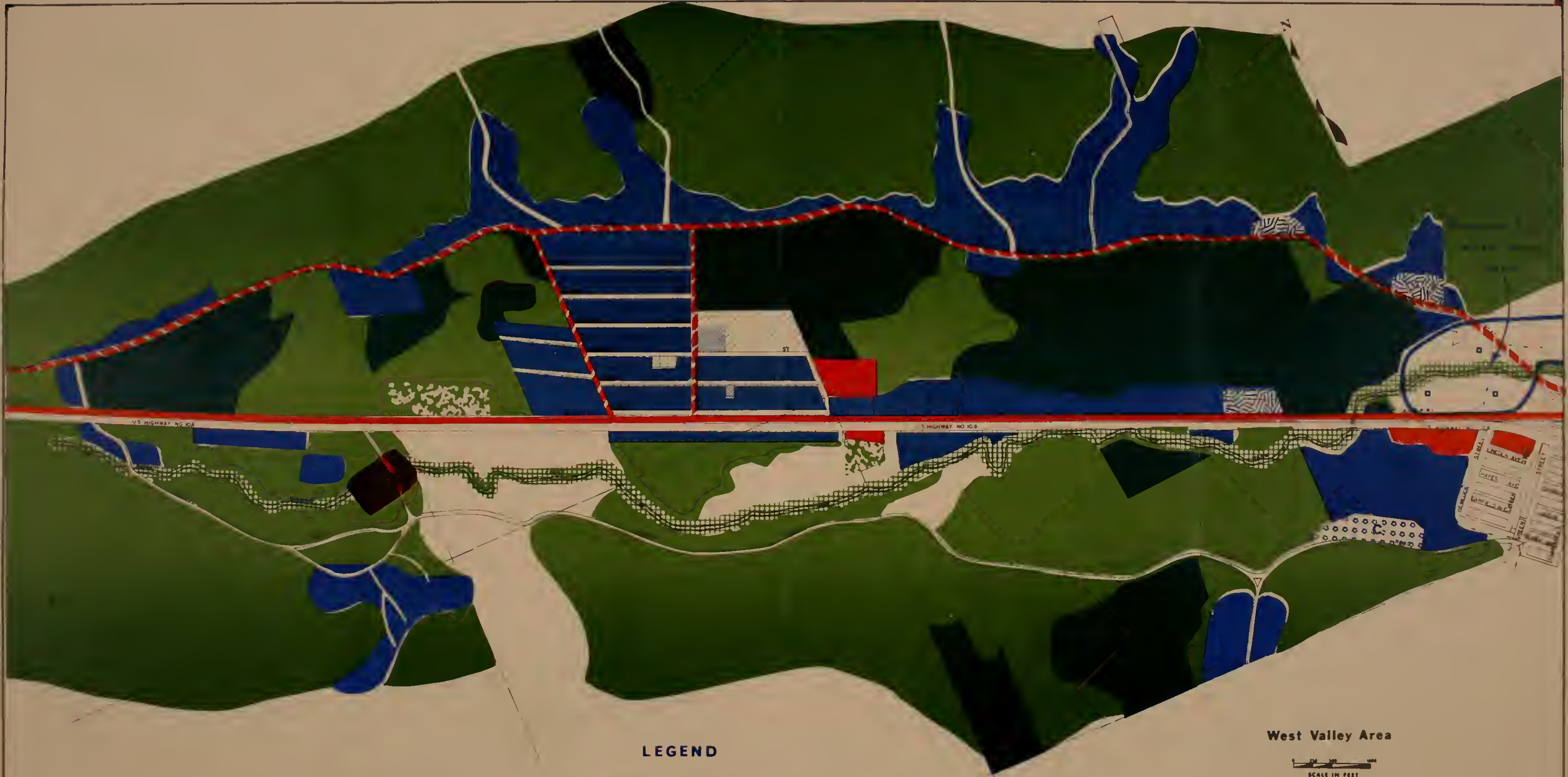

LEGEND

🟥 **RURAL ARTERIAL**
🟥 **RURAL COLLECTOR**

RESIDENTIAL
🟦 Single family - Low density
▨ Mobile home court

COMMERCIAL
🟥 Auto-oriented

INDUSTRIAL
⬛ Manufacturing

☐ **TIMBER & OPEN SPACE**

PUBLIC & SEMI-PUBLIC
▒ Public buildings and offices
Other
☐ Cemetery

AGRICULTURE
🟩 Grazing
🟦 Cropland

▦ **FLOOD PLAIN**

RECREATION
🟩 Private
▨ Public

▫ **WELL**

West Valley Area

SCALE IN FEET

Figure VII-15

DEER LODGE COUNTY COMPREHENSIVE PLANNING PROGRAM

LAND USE PLAN

NORTHWEST PLANNERS
HELENA MONTANA

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landfill road). Teresa Ann Terrace will provide 225 new housing units in this area upon completion. An adjacent mobile home park is also scheduled, which will provide approximately 175 additional housing units. Residential growth is also occurring on the western edge of the city, and is low density in character rather than high density as in the northeastern sector. These two areas are the only areas that Anaconda can expand into.

The Anaconda Company smelter east of the city limits is expanding to a site north of Highway 10-A. The general area bounded on the north by Warm Springs Creek, on the south by Highway 10-A, and on the west by the landfill road is a good location for industrial growth.

Any major expansion south of the city (including residential) is limited by the geographical setting of Anaconda. Mountains to the south prevent growth in this direction. (Slope characteristics in relation to Anaconda are shown in Figure VII-9).

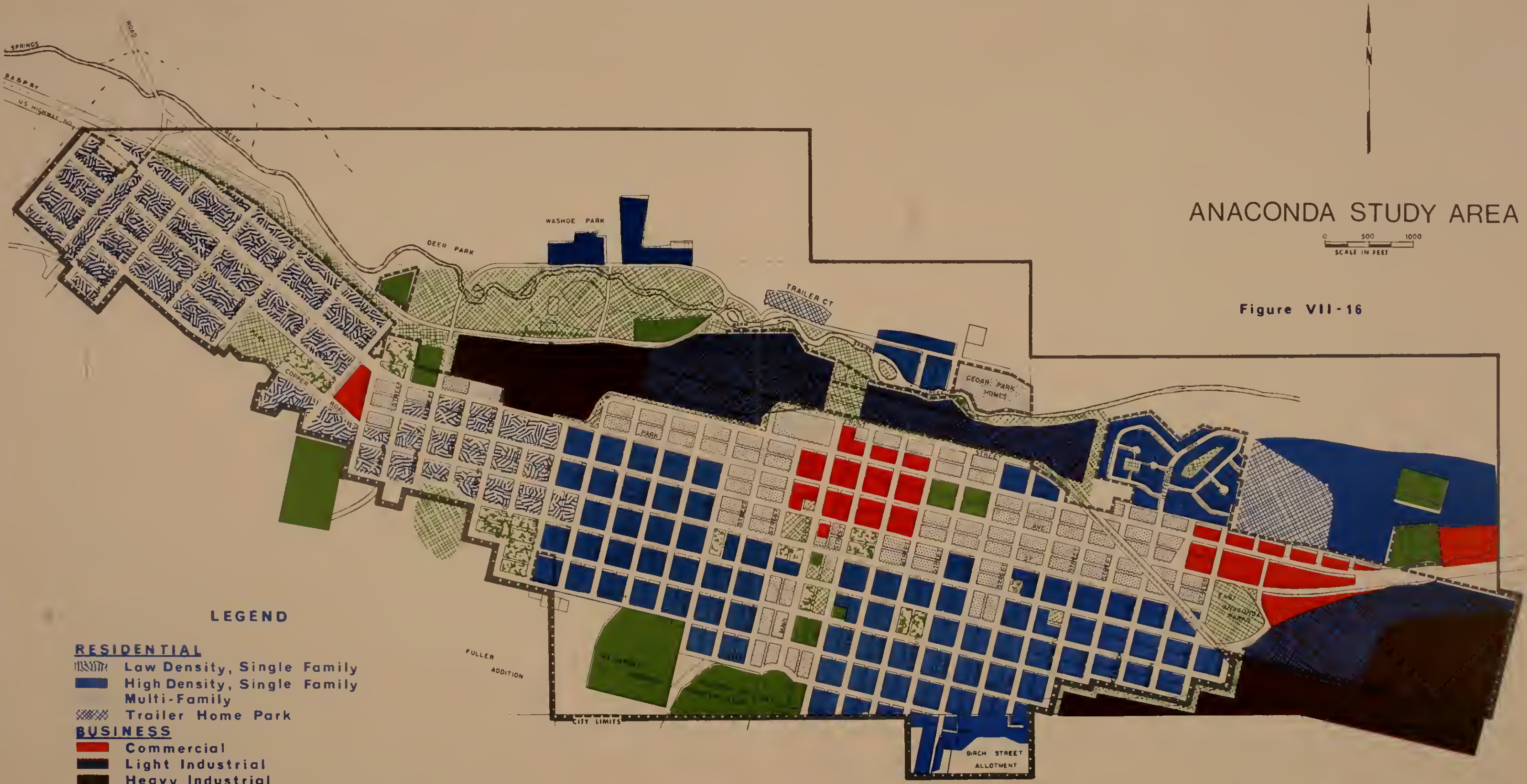
7.3.06: Rural County Plan (Figures VII-17 and VII-18)

The great majority of land in the rural county area is shown in Timber and Open Space. Very little change is anticipated or provided for in land use distribution with the exception of additions to acreage in Industry, Agriculture, and Recreation. More detailed information is provided below:

1. Agriculture - Agricultural use is shown concentrated in existing areas, with some expansion allowed, primarily in the valleys along Highways 274 and 43. Cropland has been included within the grazing boundaries throughout the county. However, specific attention is needed to preserve the valuable cropland in the Deer Lodge Valley. A large block of

land has been shown as cropland. General boundaries of agricultural areas were determined on the basis of general soils, slope, ownership, and existing agricultural data.

2. Industrial - The only major addition to the industrial category is the new Arbiter Plant being built north of the existing Anaconda Company smelter and Highway 10-A. All other industrial sites are shown unchanged in Figure VII-17, except in the area of the Elk River Concrete Plant.
3. Recreation - Public recreation areas should be upgraded and expanded where possible to alleviate crowded conditions in camping areas. Forest Service and Fish and Game Department management of recreation areas will be the key to providing an uncongested camping atmosphere. Presently, plans are being made for Fishtrap Creek campground on the Big Hole River, which will provide an additional 20 to 25 camping units. All public and private recreation sites are shown in Figure VII-17 and VII-18. Additional information regarding recreation is given in Chapter Three.
4. Residential - Enough developable land is available in the West Valley, Anaconda, and Opportunity study areas to take care of most of the projected population growth for the county. Residential demand outside these study areas will be primarily for summer homes, and ranchettes. No particular areas have been shown for such developments.
5. Commercial and Public and Semi-Public land are shown basically the same as shown on the existing land use map. Some additional commercial land may be needed in the vicinity of the Gregson - Fairmont resort.
6. Timber and Open Space - Two areas in this category deserve special attention and careful management. The Pintlar Wilderness area should be



ANACONDA STUDY AREA

Figure VII-16

LEGEND

RESIDENTIAL
- ▥ Low Density, Single Family
- ■ High Density, Single Family
- Multi-Family
- ▩ Trailer Home Park

BUSINESS
- 🟥 Commercial
- ■ Light Industrial
- ■ Heavy Industrial

PUBLIC
- ▨ Schools
- ▩ Parks and Recreation
- 🟩 Other

—— STUDY AREA BOUNDARY
- - - - CITY LIMITS

Sources: Urban Renewal
Clark, Coleman, and Rupaiks

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

LAND USE PLAN

NORTHWEST PLANNERS
HELENA, MONTANA

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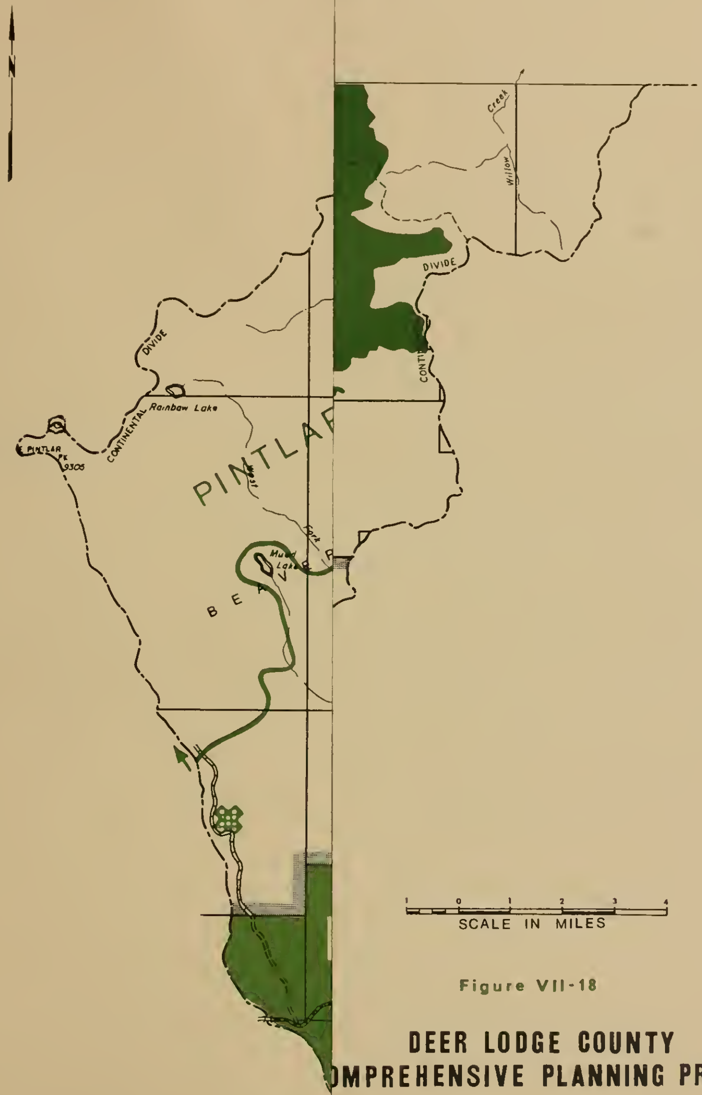

Figure VII-18

DEER LODGE COUNTY
OMPREHENSIVE PLANNING PROGRAM

LAND USE PLAN

NORTHWEST PLANNERS
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DEER LODGE COUNTY - NORTH

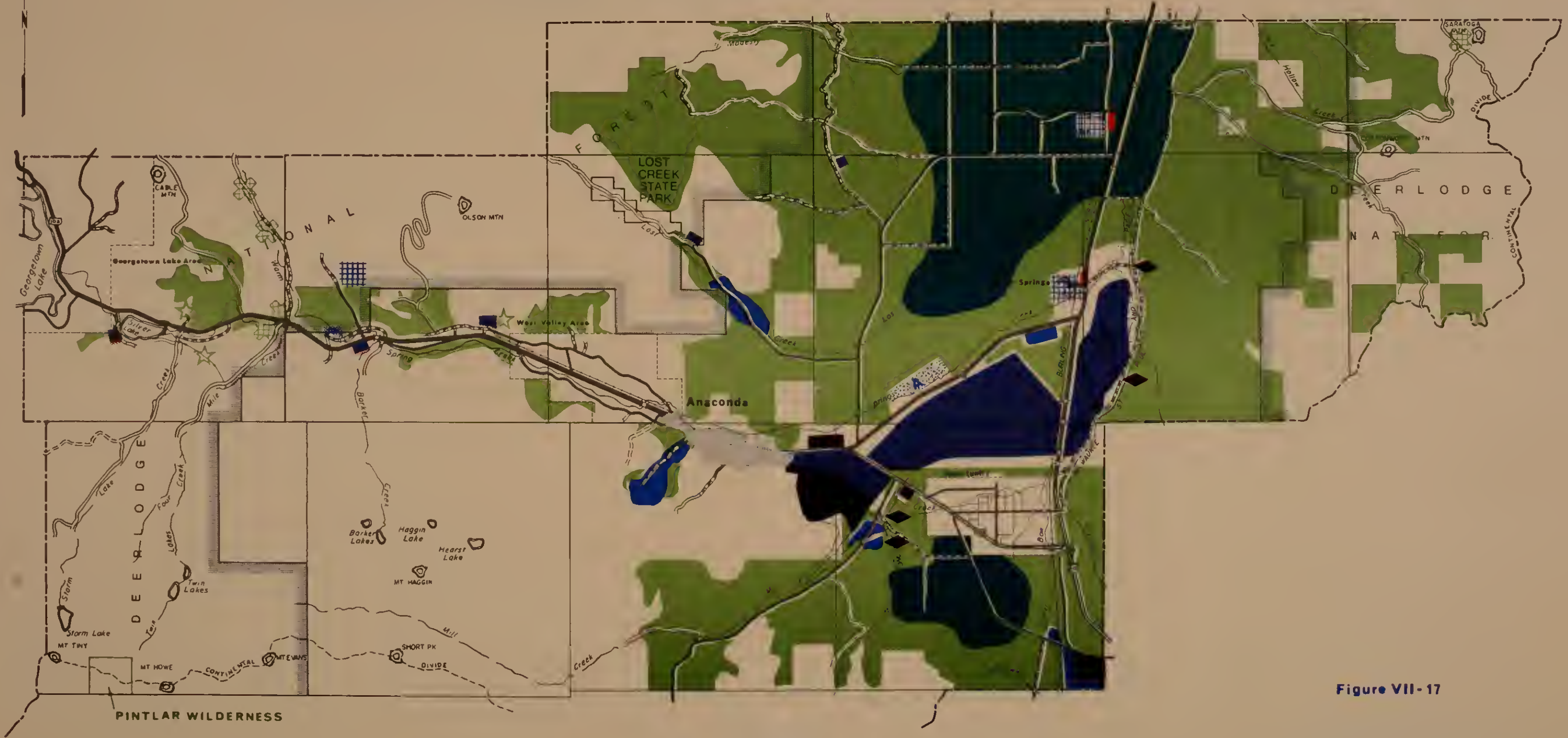

Figure VII-17

1 0 1 2 3 4
SCALE IN MILES

LEGEND

RESIDENTIAL
🟦 **Single family-Low density**
COMMERCIAL
🟥 **Auto-oriented**
INDUSTRIAL
⬛ **Manufacturing**
⬛ **Non Manufacturing**
◆ **Utilities**

PUBLIC & SEMI-PUBLIC
▨ **Public buildings and offices**
Other
▦ **State or Federal institutions**
▨ **Airport**
RECREATION
☆ **Private**
⌗ **Public**

AGRICULTURE
🟩 **Grazing**
⬛ **Cropland**

☐ TIMBER & OPEN SPACE

DEER LODGE COUNTY COMPREHENSIVE PLANNING PROGRAM

LAND USE PLAN

NORTHWEST PLANNERS
HELENA MONTANA

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preserved intact. The city watershed area under Mt. Haggin should be managed carefully to prevent pollution of the city's surface water supply.

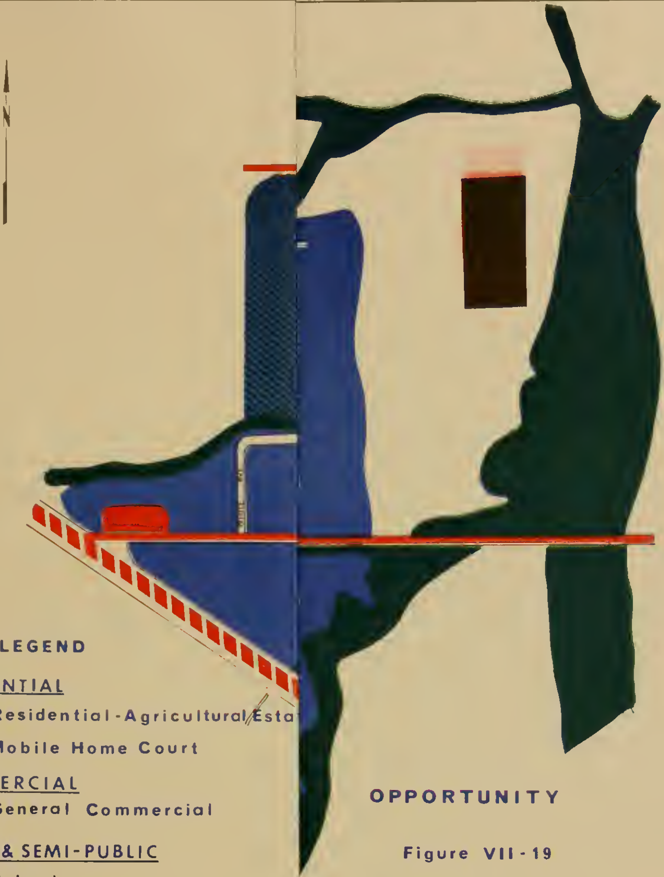
7.3.06: Opportunity Study Area Plan (Figure VII-19)

The Opportunity Land Use Plan was completed and distributed in December, 1972. Since that time there have been changes made at the request of the Deer Lodge County Planning Board. These changes have resulted in a new Land Use Plan map shown in Figure VII-19.

The major change involves the description of areas classified as Residential-Agricultural Estates. Previously four different categories, varying from one to ten acre (minimum), were shown on the map in different areas throughout Opportunity. In order to simplify interpretation, the entire residential area has been grouped into one classification. A two acre minimum lot size is considered adequate to control subdivision activity, and at the same time allows each landowner equal opportunity in the management of his land.

Growth can still be channeled to appropriate areas since the Planning Board maintains the power of review.

All other categories of land use are discussed in detail in the Opportunity Land Use Plan report.



LEGEND

RESIDENTIAL

- 🟦 Residential-Agricultural Esta
- ▦ Mobile Home Court

COMMERCIAL

- 🟥 General Commercial

PUBLIC & SEMI-PUBLIC

- ■ School
- ■ Public & Semi-Public Building

INDUSTRIAL

- ■ Utilities

RECREATION

- ■ Private
- 🟩 Public
- ■ FLOOD PLAIN
- ☐ OPEN

OPPORTUNITY

Figure VII-19

0 200 400 800 1200

SCALE IN FEET

DEER LODGE COUNTY

PREHENSIVE PLANNING PROGRAM

LAND USE PLAN

NORTHWEST PLANNERS
HELENA, MONTANA

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DEER LODGE COUNTY - SOUTH

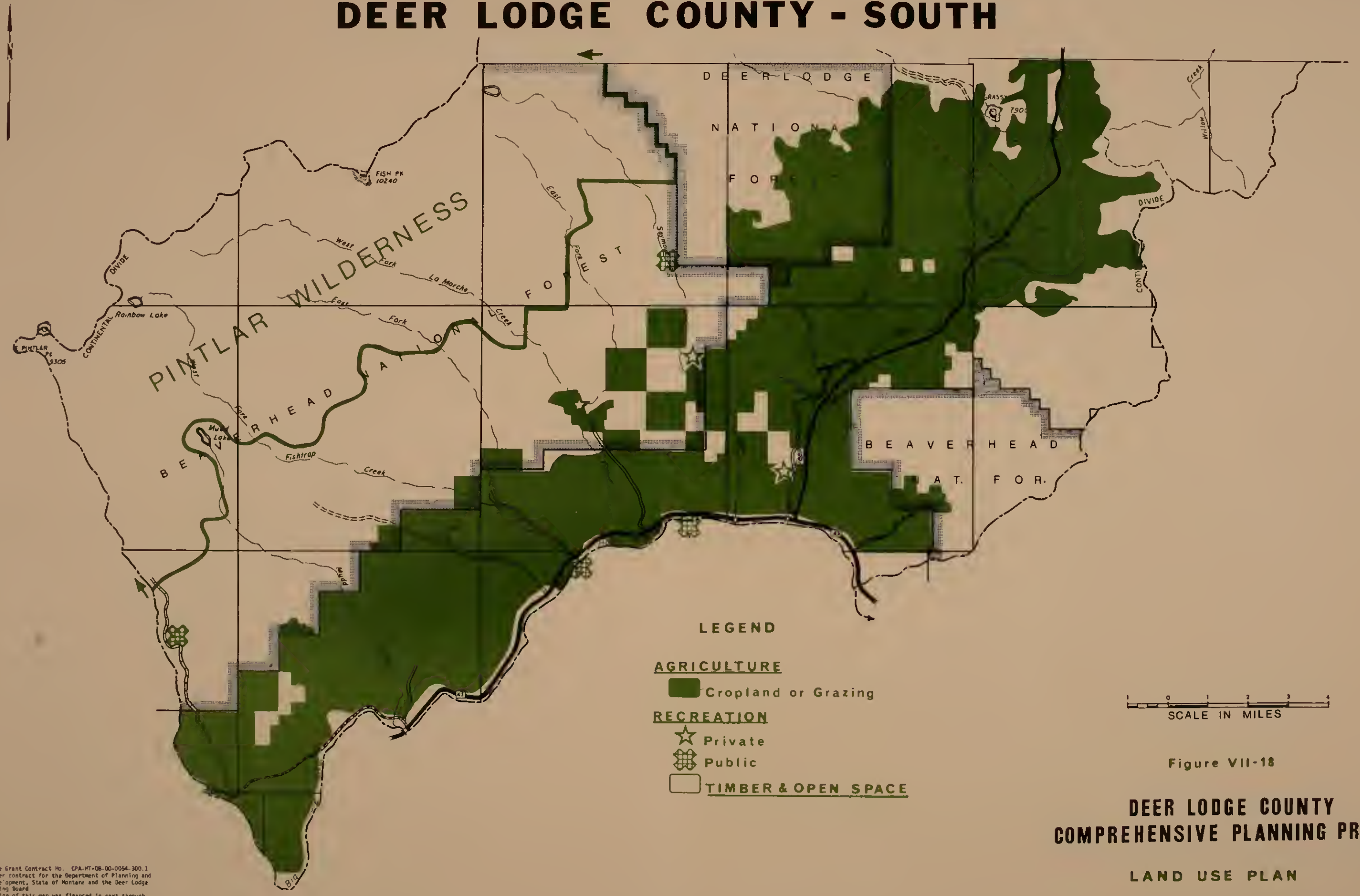

Figure VII-18

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

LAND USE PLAN

NORTHWEST PLANNERS
HELENA MONTANA

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IMPLEMENTATION and ADMINISTRATIVE PROCEDURES

chapter 8

CHAPTER EIGHT

IMPLEMENTATION AND ADMINISTRATIVE PROCEDURES

Section 8.1: GENERAL

Adoption of this County-Wide Comprehensive Plan will provide Deer Lodge County with a development policy. Growth can be channeled into those areas which are suitable for development.

This plan should be viewed as the first, and most broad, of the steps in the decision-making hierarchy mentioned in the Foreword (page F-3,4). Needs, both existing and projected, of the county are identified. The next level of decision-making must be that of refining projections of need and examining alternate means of meeting specific needs.

Implementation of the plan will require citizen support and impartial, effective administration. Implementation tools and administrative procedures are discussed in this chapter.

Section 8.2: IMPLEMENTATION TOOLS

8.2.01: Coordination

Cooperation and coordination of efforts among local agencies in Deer Lodge County are made much easier by the fact that city and county elected officials sit on the County Planning Board. Lines of communication are excellent, as evidenced by monthly Community Development Breakfasts, at which community leaders give reports on current activities and projects. This strong community spirit and established system of coordination will be very important in implementation of the county-wide plan.

- Protect individual property owners from future harmful or undesirable uses of adjacent property;
- Protect the public's property from inconsistent or harmful uses, such as the location of a truck terminal next to a high school;
- Assist community economic growth by helping to reserve adequate and undesirable sites for industrial, recreational, and commercial use;
- Increase safety on streets and reduce congestions by requiring off-street parking areas and building setbacks;
- Make a safer community with easier access for police and fire vehicles through minimum space requirements;
- Create a healthier community through density standards which guarantee light and air and discourage future slum development;
- Prevent excessive future private and public costs for extensive flood damage through flood plain zoning, restricting low lying lands to uses which will not be impaired by flooding;
- Make a community more attractive, with adequate recreation space, by preserving open space and natural terrain features;
- Serve as a tool of planning and development to help keep down future public costs for utilities and public services;
- Protect the peace and quiet of future residential neighborhoods from the noise, traffic and lights of commercial development;
- Protect future industry from harrassment by residential neighbors whose objections to its noise or odors might bring lawsuits;
- Help control and concentrate the businesses which collect and process or destroy garbage, trash and used materials.

ZONING CANNOT

- Correct past mistakes in land use which have resulted in inconsistent uses of neighboring properties;
- Assure that a community will perpetually retain the land uses orginally assigned to it under zoning;
- Maintain a productive area in agriculture, close to aggressively expanding urban development;
- Guarantee the owner of a $100,000 house that he will not have a house of much less value built on the next lot;
- Establish higher esthetic and development standards for a community than the general community desires;
- Guarantee the soundness of structures built in a zoned district;
- Succeed in a rapidly changing community if it isn't based on planning;
- Abate a public nuisance, if the business which is polluting air or water or disturbing by excessive noise is operating within a district zoned for that activity;
- Be an effective tool for resource management without coordination with neighboring zoning bodies (for instance, flood plain zoning along a river or stream which meanders through 21 governmental units);
- Be effective through an ordinance alone, without systematic and sympathetic administration;
- Guarantee that its adoption will be followed by industrial or commercial development.

8.2.02: Capital Improvements Program

Needed facilities at the city and county level should be included in a joint Capital Improvements Program, or long-range financing plan. Anaconda presently has a Capital Improvements Program, and the need for coordination with the county on several projects is emphasized. A Capital Improvements Program for the county should have a high priority in subsequent planning efforts.

Benefits which the county may realize through the use of a Capital Improvements Program include:

1. Coordinated financial programming for the county and city which will place capital improvements within their ability to pay for them.
2. Effective use of tax monies through more efficient governmental administration.
3. Coordination of activities of county and city departments, social agencies and cultural interests.
4. Implementation of the comprehensive plan will be more disciplined.
5. Participation in federal and state grant-in-aid programs is anticipated.

8.2.03: Subdivision Regulations

Subdivision regulations prepared as a part of the 1969 Comprehensive Plan have been extended to the whole county. These subdivision regulations may need to be revised when the Montana Subdivision and Platting Act is implemented.

Regulation of new developments is a major element in the Comprehensive Plan implementation program. Subdivision regulations control new developments by setting specific standards for building lots and streets, and for site improvements such as sewer lines, water mains, sidewalks, curbs and gutters. The main impact of subdivision regulations is on vacant land, thus, conscientious administration of the subdivision regulations in conformance with the Comprehensive Plan can prevent undesirable land use and substandard developments while further implementing the plan.

8.2.04: Zoning Resolution

Zoning is an important tool in the implementation of the Comprehensive Plan and in the maintenance of sound community developments and neighborhoods. The zoning resolution is based on the objectives and design of the Comprehensive Plan. Zoning is a dynamic tool that must be updated periodically to stay abreast of changing conditions and the other plan-implementation programs.

Zoning enforcement and administration is a primary determinate of public acceptance of plan implementation. Zoning resolutions deal with individual property rights and while they include restrictions, they guarantee the property owner protection from encroachment of deteriorating and non-compatible land uses. Zoning insures adequate air, light, privacy and safety in the development of property-guarding community welfare while promoting private development. Impartial enforcement of zoning resolutions with fair and unbiased consideration of individual hardship can be a creative force in plan implementation. By protecting property values and maintaining confidence in private property investment, zoning can instill community and neighborhood pride.

ZONING CAN:

- Help protect agricultural operations by controlling the leapfrog movement of residential subdivisions into farming areas, with their consequent damage to water tables, water supplies, machinery, and crops;

Section 8.3: ADMINISTRATIVE PROCEDURES

8.3.01: Adoption of the Comprehensive Plan

Because this document updates certain elements of the 1969 Comprehensive Plan for the city, implementation should begin with its adoption by both city and county governments. The County Planning Board acts for both agencies by preparing the plan, publicizing it and conducting public hearings as called for in Title 16, Chapter 38 of the Revised Codes of Montana, 1947.

Steps to be followed include:

A. Public Hearing

After preparation of the proposed Comprehensive Plan is completed, the Planning Board holds a public hearing on the plan. A notice of the time and place of the hearing must be published in a newspaper of general circulation in the jurisdictional area at least ten days before the hearing.

B. Planning Board Resolution

The Planning Board, after due consideration of the recommendations and suggestions received at the public hearing, passes a resolution recommending that the city and county governments adopt the Comprehensive Plan for the jurisdictional area.

C. Governing Body Adoption

Both the City Council and the County Commissioners will then adopt the Comprehensive Plan, making revisions if necessary.

Adoption of the Comprehensive Plan should be accomplished before implementation programs can be started. Zoning Resolutions and Subdivision Regulations may be adopted for the city without an adopted master plan, but their validity may be challenged. Figure VIII-1 shows an adoption flow chart.

8.3.02: Adoption of the Zoning Resolution

Figure VIII-1 shows procedures to be followed in adoption of the county zoning resolution, which will cover the entire county outside the Anaconda city limits. A zoning ordinance for the city is already in effect.

Following recommendations by the County Planning Board as to boundaries and regulations for various zoning districts, the County Commissioners must take the following steps to establish zoning in the unincorporated portions of the county:

1. Notice of public hearing on the proposed zoning district boundaries and of regulations for the zoning district shall be published once a week for two weeks in a newspaper of general circulation within the county. The notice shall state:
    a. the boundaries of the proposed district;
    b. the general character of the proposed zoning regulations;
    c. the time and place of the public hearing;
    d. that the proposed zoning regulations are on file for public inspection at the office of the County Clerk and Recorder.
2. At the public hearing, the Board of County Commissioners shall give the public an opportunity to be heard regarding the proposed zoning district and regulations.
3. After public hearing, the Board of County Commissioners shall review the proposals of the Planning Board and shall make such revisions or amendments as it may deem proper.
4. The Board of County Commissioners may pass a resolution of intention to create a zoning district and to adopt zoning regulations for the district.

5. The Board of County Commissioners shall publish notice of passage of the resolution of intent once a week for two weeks in a newspaper of general circulation within the county. The notice shall state:
    a. the boundaries of the proposed district;
    b. the general character of the proposed zoning regulations;
    c. that the proposed zoning regulations are on file for public inspection at the office of the County Clerk and Recorder;
    d. that for thirty days after first publication of this notice the Board of County Commissioners will receive written protests to the creation of the zoning district or to the zoning regulations from persons owning real property within the district whose names appear on the last completed assessment roll of the county.
6. Within thirty days after the expiration of the protest period the Board of County Commissioners may at its descretion adopt the resolution creating the zoning district and/or establishing the zoning regulations for the district; but if forty percent of the freeholders within such district whose names appear on the last completed assessment roll have protested the establishment of the district or adoption of the regulations, the Board of County Commissioners shall not adopt the resolution and no further zoning resolution shall be proposed for the district for a period of one year.
7. The County Commissioners will appoint a five member Zoning Board of Adjustment.
8. The County Commissioners may appoint zoning officers to supervise and enforce the provisions of the zoning resolutions.

DEER LODGE COUNTY
COMPREHENSIVE PLAN

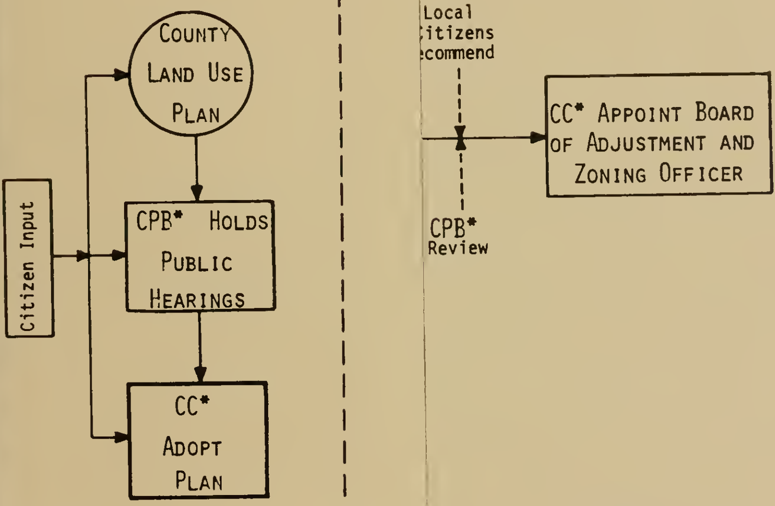

FIGURE VIII-1

* CC - COUNTY COMMISSIONERS
CPB - COUNTY PLANNING BOARD
LZC - LOCAL ZONING COMMITTEES

DEER LODGE COUNTY
EHENSIVE PLANNING PROGRAM

FLOW CHARTS

NORTHWEST PLANNERS
HELENA, MONTANA

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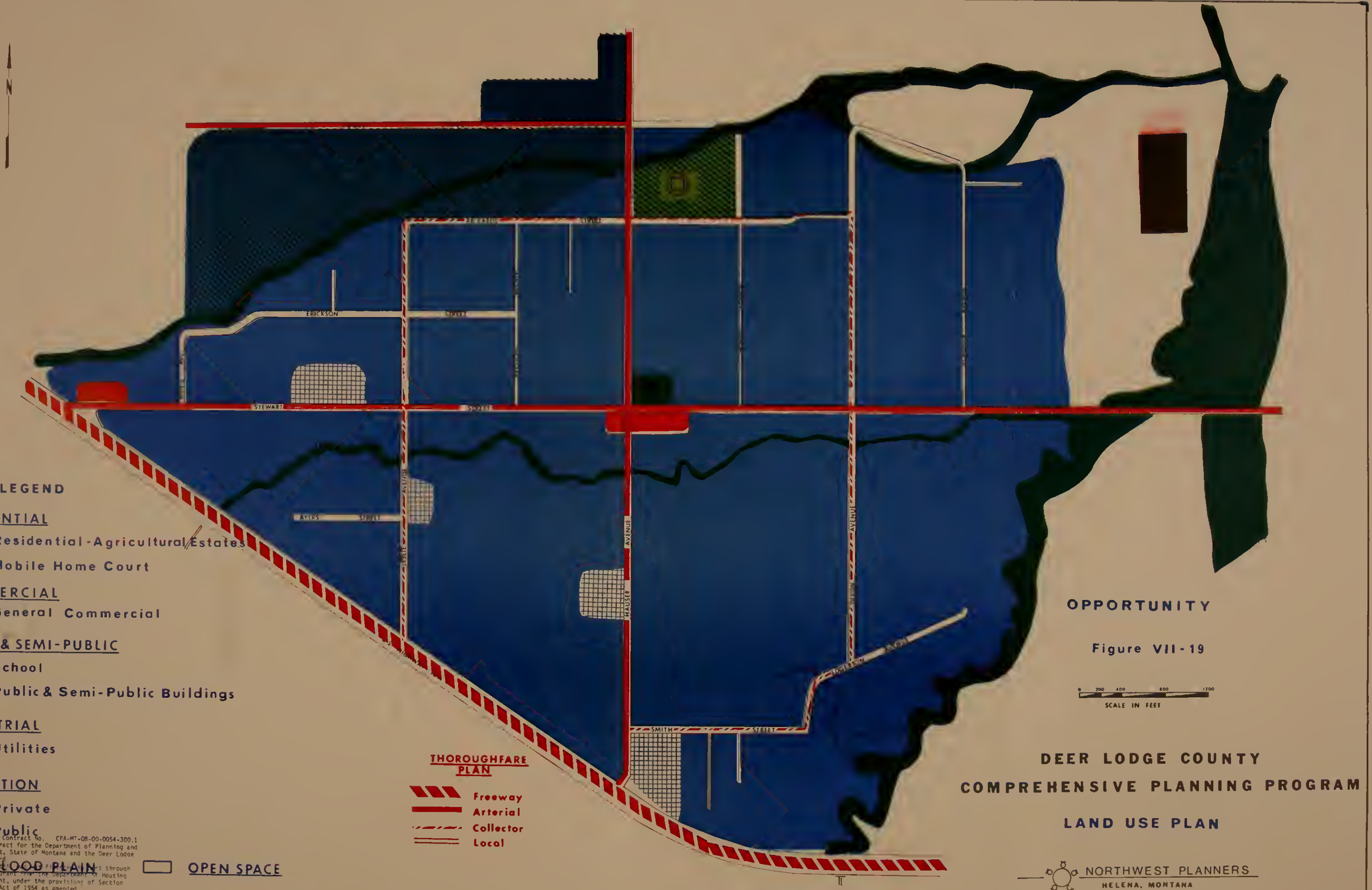


OPPORTUNITY

Figure VII-19

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM
LAND USE PLAN

LEGEND

RESIDENTIAL
- 🟦 Residential-Agricultural Estates
- ▦ Mobile Home Court

COMMERCIAL
- 🟥 General Commercial

PUBLIC & SEMI-PUBLIC
- ■ School
- ■ Public & Semi-Public Buildings

INDUSTRIAL
- ■ Utilities

RECREATION
- ■ Private
- ■ Public

- ■ FLOOD PLAIN
- ☐ OPEN SPACE

THOROUGHFARE PLAN
- Freeway
- Arterial
- Collector
- Local

Comprehensive Grant Contract No. CPA-MT-08-00-0054-300.1
Prepared under contract for the Department of Planning and Economic Development, State of Montana and the Deer Lodge County Planning Board
The [illegible]ion o[illegible] [illegible]rt through the [illegible]anning Grant [illegible] the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954 as amended

NORTHWEST PLANNERS
HELENA, MONTANA

8.3.03: Administration of the Zoning Resolution

General duties and powers of the four agencies concerned with administration of the zoning resolutions are described below:

A. County Commissioners

The most important function of the County Commissioners in respect to administration of the zoning resolution is the appointment of qualified persons as Zoning Officers and Board of Adjustment members. An effective zoning resolution depends upon the dedication and impartiality of the appointed zoning administrators.

County Commissioners also have the final decision in re-zone cases, as shown on Figure VIII-2.

B. The Planning Board

While the Planning Board is not directly involved in the administration of the zoning resolution, it is obviously concerned with decisions of the administrators. Interaction of the Planning Board and zoning administrators will further the goals of both groups. By keeping the administrators informed of changes in the Comprehensive Plan, the Board will insure coordination of zoning and planning. By keeping informed of the administrator's decisions, the Board will know how the Plan should be changed, if necessary.

C. The Zoning Officer

The Zoning Officer has the job of day to day administration of the zoning resolution. While is is desirable to have a separate zoning officer whose only job is to see that the zoning resolution is enforced, it is sometimes not practical. In such cases, the Board of Adjustment serves as zoning officer.

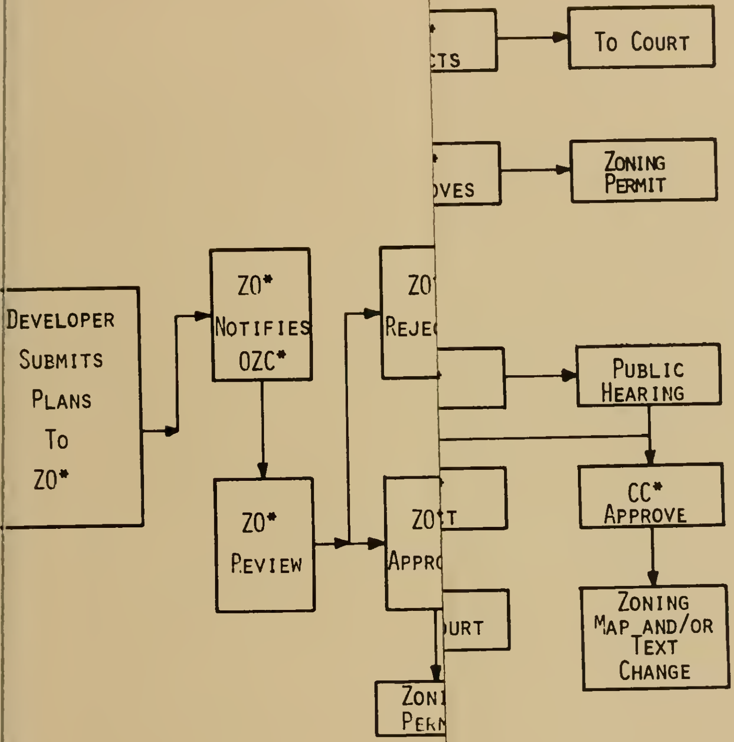
D. The Zoning Board of Adjustment

The primary function of the Board of Adjustment is to interpret the zoning resolution and map upon petition. If there is a difference of opinion between the Zoning Officer and an applicant for a zoning permit, the applicant may appeal to the Baord of Adjustment for a ruling on the decision of the Zoning Officer. The applicant also has the right to ask the Board of Adjustment for an interpretation of the map.

The second duty of the Board of Adjustment is that of deciding upon requests for conditional uses. In this situation the right to use the property as proposed by the applicant is not inherent in the resolution and the use is not considered to be a permitted use, but is to be allowed only if certain situations warrant and certain standards are met.

The third function of the Board of Adjustment is that of deciding upon requests for variances. Since a variance is an alteration of the terms and conditions of the resolution (e.g. setback requirements, off-street parking, etc.), great care must be exercised in considering applications for variances. The Board of Adjustment should determine if the requested variance would actually constitute a re-zone of the area under consideration.

If the Board of Adjustment determines that granting a variance or conditional use permit would actually be a re-zone, it will deny the request. The property owner then may petition the County Commissioners through the Planning Board for an amendment to the Zoning Map and Resolution. The Planning Board may initiate a re-zone procedure on its own accord if it feels that changes in the Comprehensive Plan warrant



ZO - Zoning Officer
LZC - Local Zoning Committees
BOA - Board of Adjustment
CC - County Commissioners
CPB - County Planning Board

Figure VII-2

DEER LODGE COUNTY

EHENSIVE PLANNING PROGRAM

ADMINISTRATION
OF THE
ZONING RESOLUTION

NORTHWEST PLANNERS
HELENA, MONTANA

D. The Zoning Board of Adjustment

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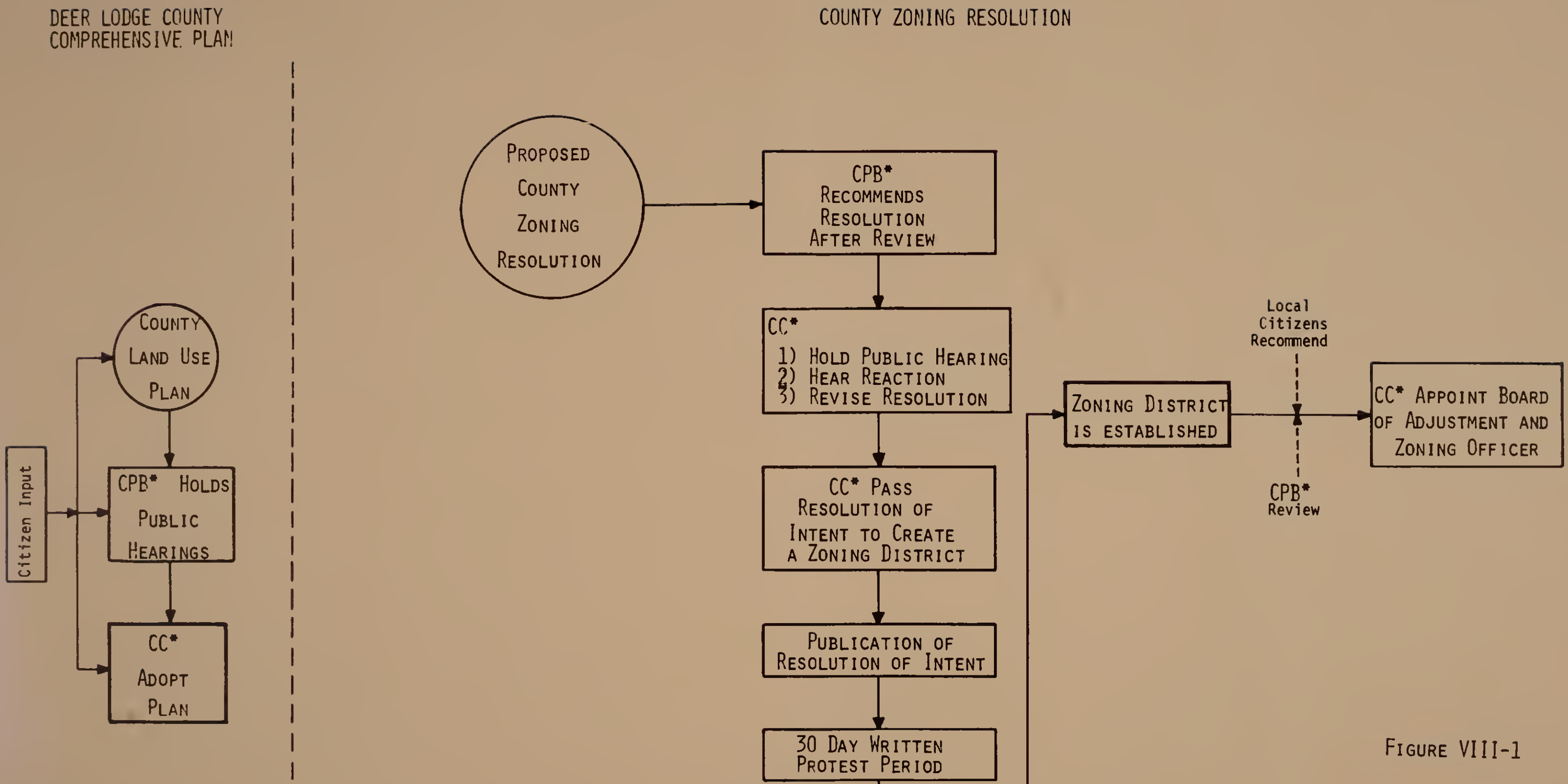

DEER LODGE COUNTY
COMPREHENSIVE PLAN
County Land Use Plan
Citizen Input
CPB* Holds Public Hearings
CC* Adopt Plan
COUNTY ZONING RESOLUTION
Proposed County Zoning Resolution
CPB* Recommends Resolution After Review
CC*
1) Hold Public Hearing
2) Hear Reaction
3) Revise Resolution
CC* Pass Resolution of Intent to Create a Zoning District
Publication of Resolution of Intent
30 Day Written Protest Period
CC* Adopt Resolution Creating Zoning District and Regulations
Zoning District is Established
Local Citizens Recommend
CPB* Review
CC* Appoint Board of Adjustment and Zoning Officer

* CC - County Commissioners
CPB - County Planning Board
LZC - Local Zoning Committees

Figure VIII-1

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM

Flow Charts

NORTHWEST PLANNERS
HELENA, MONTANA

such action. In either event, a public hearing must be held on any amendments to the zoning resolution or changes in district boundaries.

The proper role of the Board of Adjustment in amendment and re-zone cases should be indirect and advisory. The Planning Board, in originating or reviewing an amendment, should relate its decision to the Comprehensive Plan and prior decisions of the Board of Adjustment.

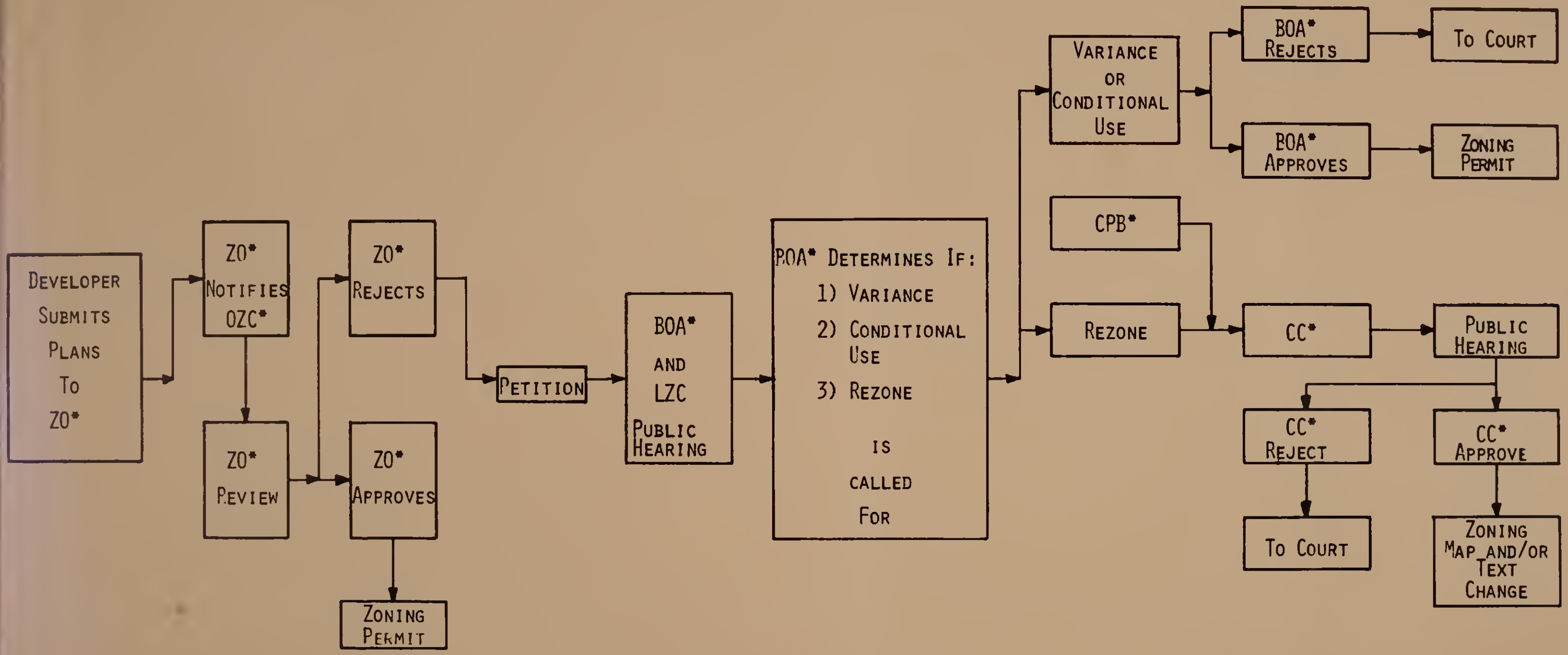
The classification of an area for a selected land use excludes the possibility of another use in the same area except as allowed under provisions for conditional use, variances, re-zone or amendment.

A possible "Application for Zoning Permit" form is shown on the next page. The actual Zoning Permit would be much simpler. Other forms which may be used by the Board of Adjustment and Planning Board are shown also.

8.3.04: Administration of Subdivision Regulations

As mentioned before, subdivision regulations have been proposed for the county. Detailed procedures and checklists for administration of the subdivision regulations are included in the Regulations.

ZONING ADMINISTRATION



* ZO - Zoning Officer
LZC - Local Zoning Committees
BOA - Board of Adjustment
CC - County Commissioners
CPB - County Planning Board

Figure VII-2

DEER LODGE COUNTY
COMPREHENSIVE PLANNING PROGRAM
ADMINISTRATION
OF THE
ZONING RESOLUTION
NORTHWEST PLANNERS
HELENA, MONTANA

BOARD OF ADJUSTMENT ACTION

Appeal to the Board of Adjustment - Date ______________________________

Name of Appellant ______________________________

Address ______________________________ Phone No. ______________

Variance or Aggrievance ______________________________

____

____

Fee $ __________ Paid __________ Not Paid __________ Date __________

____
Zoning Officer

Date of Hearing ____________________

Type of Request:

Variance ______________________________

Conditional Use ______________________________

Re-Zone ______________________________

Action of Board of Adjustment ______________________________

____

____

Request Approved ____________________ Denied ______________

Date ______________________________

____
Chairman of Board of Adjustment

PETITION FOR RE-ZONE

No._______________

Name of Petitioner____

Address____

Petition to Amend: Zoning District Boundaries__________________________

Zoning District Regulations_________________________

Reason for requested amendment_______________________________________

____

____

Subdivision__________ Township__________ Range_________ Lot___________

Description of property____

____

Present Zone District_______________ Proposed Zone District_______________

Property Owners located in vicinity of subject property:
(list name and address on attached sheets)

Fee $______________________ Paid_______________ Not Paid____________

Signature of Petitioner____

Signature of Property Owner (if different) _______________________________

Hearing date scheduled____________ Legal note published date______________

Recommendations of Planning Board: Approval________ Denial____________
(reasons attached) Date______________________________

Recommendation of County Commissioners: Approval________ Denial____________
(reasons attached) Date______________________________

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